

RESIDENTIAL DEVELOPMENT LAND

PHASE 2 at

WOODHOUSE FARM, CAVERSWALL LANE, STOKE ON TRENT



On the Instructions of The Strategic Land Group

- The site area comprises 6.634 hectares (16.39 acres) with a net development area of 6.091 hectares (15.05 acres)
- Freehold sale, subject to contract
- Second phase providing the balance of 181 open market homes for a total development scheme of 350
- Greenfield site on the boundary of the City adjoining open countryside
- Seeking initial offers by 12.00 noon on Friday 12th March 2021

General Remarks

This is the second phase of a permitted development scheme for 350 houses. It consists of up to 181 open market homes. The first phase of 169 homes has been sold to Persimmon Homes Limited.

The site is acknowledged as one of the City's few Greenfield sites and is to be developed with no on-site affordable homes.





Location

The site has an excellent strategic location close to the main routes of communication for the City of Stoke-on-Trent, and to the region in general. Close by is the A50 (M1/M6 link), which connects to A500 Potteries Queensway, and there are also direct links with Leek and Stone/Stafford via the A520.

The land lies on the eastern edge of the urban area of Stoke-on-Trent and overlooks the Greenbelt protected open countryside beyond the boundary between the City and Staffordshire Moorlands District Council. It is close to the popular village of Caverswall.

The land adjoins the established residential estate at the Meir and has a long frontage to Caverswall Lane. Access is via Brockwood Drive and The Wood and they give speedy connections to Weston Road and the general highway infrastructure beyond.

The site is within walking distance of the comprehensive selection of shops and amenities available at Meir town centre, including an NHS walk-in health centre. There are further local services available at Cookshill and Caverswall.

Phase 2 adjoins Phase 1 along its northern boundary and there is a separate area of land included in Phase 2 at the entrance to the overall scheme. This will provide scope for a marketing suite for Phase 2 and the construction of individual show homes at the point of access to the combined estate.

The site will be available freehold with vacant possession upon completion.

Purchasers should make their own enquiries as to any rights of way or covenants relating to the property.

Planning Permission

Outline planning permission for up to 350 dwellings was granted by Stoke-on-Trent City Council on 4th September 2018, under Application Number 60696/OUT. The first phase, of up to 169 houses, has now been sold to Persimmon Homes Limited who have full Reserved Matters approval enabling them to commence development (App. No. 64457/RES). The whole site is the subject of an agreement under Section 106 of the Town and Country Planning Act 1990.

All units to be constructed will be open market. Affordable housing will be dealt with by an off-site contribution of £1,033,200 payable in 2 equal instalments prior to occupation of the 55th and 130th residential units on Phase 2.

An education contribution of £1,875,000 is payable in 3 equal instalments prior to the occupation of the 1st, 60th and 120th residential units on Phase 2. Contributions to the off-site multi-utility games area and parking control will be discharged by Phase 1.

Persimmon Homes Limited, as developers of Phase 1, are obliged to construct the spine road to the boundary with Phase 2, to an adoptable standard and to vehicle and service alignments, which will enable inter-connecting adoptable access to Phase 2. The spine road is to be constructed to base course by January 2023 at the latest.

Full rights of access are retained during the interim period.



Technical Pack

A detailed technical pack comprising of technical and planning documentation is available from a data room via a secured website. Access can be obtained by contacting Kaye Minton at Hinson Parry's Stone offices either by telephone or email.

Bid Requirement

Bids for the site are invited. Please provide the following information as part of your submission.

- Solicitor's details
- Timescales for delivery
- Board approval, if required
- Proof of funds
- Payment terms, including deposit sum on exchange
- Stated allowance for abnormal items
- If applicable, overage payment in the event of an enhanced planning permission being achieved and leading to a gross development value exceeding initial expectations, positive modifications to any S106 obligations or adjustment to abnormal construction costs.

Preference will be given to unconditional offers with prompt payment schedules.

Services

Prospective purchasers should investigate these matters. Some information is available in the technical pack.

Contacts

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Jim Jacobs
Eaton & Hollis
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Offers

The site is offered for sale on an informal tender basis.

All offers are to be submitted in writing, subject to contract, to be received by 12.00 noon on Friday 12th March 2021.

Offers are to be addressed to the joint agents at the following addresses:-

Hinson Parry & Company, Diamond Way, Stone Business Park, Stone, Staffordshire ST15 0SD, Or Eaton & Hollis, Breach Manor Farm, Sudbury, Derby DE6 5HH

Leading offers will be invited for interview to discuss and finalise their proposals.

VAT

Any guide prices quoted or discussed are exclusive of VAT. VAT will be charged on the agreed purchase price.

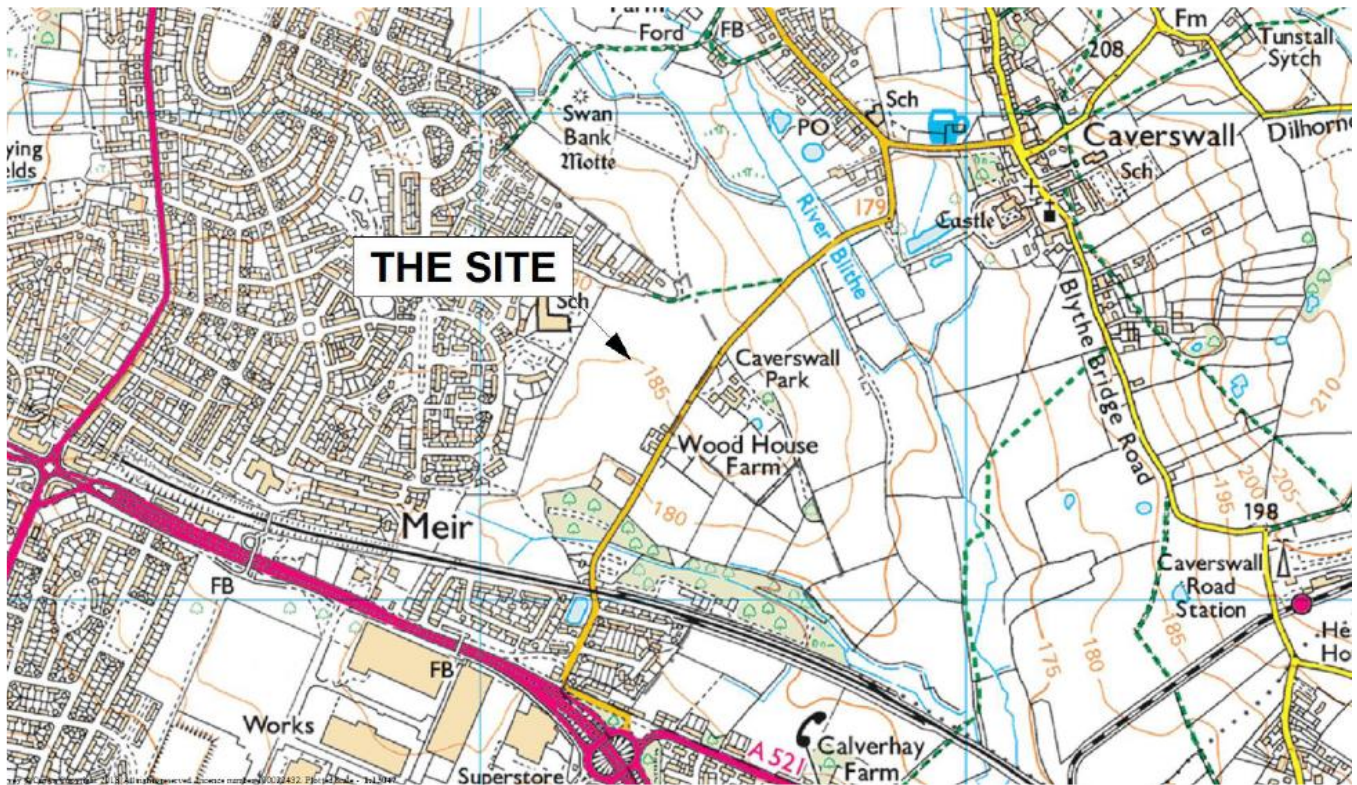
Local Authority

Stoke-on-Trent City Council
Civic Centre, Glebe Street, Stoke on Trent ST4 1HH
Telephone: 01782 234234
www.stoke.gov.uk

Viewings

Viewings can be undertaken at any time during daylight hours producing a copy of these sales particulars if challenged. There are no livestock on site.

Please note that Hinson Parry & Company, Eaton & Hollis nor the proprietors take any responsibility for any loss or injury caused whilst carrying out a site visit.



PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

Important Notice:

Hinson Parry & Company and Messrs Eaton & Hollis themselves and for the vendors of this property, whose agents they are give notice

- (1) The particulars are set out as a general outline only for the guidance of intending purchaser and do not constitute, nor constitute part of offer or contract.
- (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupancy, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Hinson Parry & Company or Eaton & Hollis has any authority to make or give any representation or warranty whatever in relation to this property.