

ON BEHALF OF HOLDEN HOMES



MIDDLETON ROAD, HEYSHAM

SALES PARTICULARS

DESCRIPTION

The land extends to 5.45 gross acres (2.2 ha) or thereabouts ("the Land") and has the benefit of an Outline Planning Permission for,

"the erection of up to 75 residential units with associated access"

Plans of the subject land, the planning application documents and the access details are included in the Information Disk enclosed.

The site comprises grassland that has lain vacant for the past 20 years. It is broadly square in shape and generally of even topography, although there is a gradual upward slope from east to west. There are no distinguishing landscape features other than a small number of trees and hedgerows located to its boundaries.

LOCATION

The Land is situated off Middleton Road, to the southern edge of Heysham.

The area immediately around the site is primarily residential (predominantly two storey detached / semi - detached family dwellings), with Heysham Golf Club to the south and Trumacar Lane to the north.

The local area benefits from a convenience shop, primary school, children's nursery and public house within walking distance.

There are numerous bus stops along Trumacar Lane and Middleton Road which provide regular services to Heysham, Morecambe, Lancaster and the surrounding area. The A683 currently provides excellent access to Lancaster, with the Heysham- M6 Link due to be completed by Summer 2016.

PLANNING

The site has previously benefitted from outline and reserved matters consents (01/00083/OUT and 04/01637/REM); these were not implemented.

However, consent has now been obtained (Ref: 14/00175/OUT) and the details of which are enclosed on the disk.

An indicative layout has been prepared, proposing the following details:

- Gross Site Area - 5.45 acres
- Net Site Area - 5.05 acres
- Average Footage - 13,360 sq/ft per net acre

The Decision Notice contains a number of conditions to be complied with. It is anticipated that, once a preferred purchaser is identified, they will work with the landowner to review the planning conditions in more detail.

S106

The concluded S106 Agreement is included within the pack of information.

It provides for the following:

- Up to 40% Affordable Housing, based on a 50% Social Rent/50% Intermediate tenure split.
- £80,000 contribution to Public Open Space.

The contents of the S106 are to be the subject of a viability exercise, on submission of a reserved matters application.

The landowner expects to work with the developer to consider the implications of the S106 and the planning conditions, with a view to presenting a justifiable viability case in due course.

ACCESS

Direct vehicular access to the site is to be gained from Middleton Road.

Indicative plans of the access are included, along with an extract of the adopted highway plan.

A Transport Statement has been completed and is included on the Information Disk.

Lancashire County Council retain a right of access through the site to access the playing fields to the north. This has been incorporated into the indicative layout.

SERVICES

Mains supplies are understood to be available in Middleton Road however the Purchaser would need to satisfy themselves as to their adequacy for serving the development.

A combined surface water and foul sewer dissects the site and an 8m easement is required.

A provisional drainage strategy is included in the report, along with plans of the nearby utilities infrastructure.

REMEDICATION AND EARTHWORKS

Geo-environmental investigations have been undertaken on behalf of the owner and the subsequent reports are included on the Information Disk.

ECOLOGY

Generally the site is of limited ecological value, although the hedgerows to the boundary should be retained if possible. Details of the Ecological Assessment and conclusions are included on the Information Disk.

FLOOD RISK

The site is wholly within a Flood Zone 1 area.

A Flood Risk Assessment is included in the Information Disk for further details.

TENURE

Freehold.

SALES PROCEDURE

The Vendors would prefer a sale of the whole of the land in one parcel.

Offers for the Land should be submitted to Lea Hough & Co – david.bailey@leahough.co.uk

Or: Lea, Hough & Co
8 Eaton Avenue
Matrix Office Park
Buckshaw Village
PR7 7NA

Offers are requested to include:

- A Greenfield Value of the site, excluding all abnormalities and S106 items.
- An anticipated cost of providing 20% and 40% Affordable Housing on the site
- An assessment of the likely abnormal costs, utilising the information provided.

Once a preferred party is chosen, investigations will be undertaken to fully assess any abnormal items.

The landowner is responsible for the agent's fees. However, the preferred purchaser will be expected to meet the landowner's reasonably incurred legal costs.

Misdescription Act:

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
2. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the Vendor(s), their Agents or any person in the Agents' employment.
3. Any gas, electrical or other appliances included have not been tested, this includes drains, plumbing and electrical installations. It is recommended that all persons carry out their own investigations prior to contract.
4. All measurements quoted are approximate, and unless otherwise stated all prices and rents are quoted exclusive of VAT.

Subject to Contract

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