

# DEVELOPMENT OPPORTUNITY LAND AT GOSMORE PADDOCK, BENINGTON, HERTFORDSHIRE, SG2 7DD

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## Development summary

- Outline planning permission for the development of up to 13 dwellings (up to 5 dwellings for affordable housing) and associated access
- The site extends to approximately 1.027 ha (2.54 acres)
- Sought after location in East Hertfordshire
- Full online Information Pack available
- For sale by Informal Tender
- Closing date for unconditional offers **12 noon on Friday 15th June 2018**

## Location

- Stevenage Town Centre – 6 miles to the west
  - Hertford – 8 miles to the south
  - Luton Airport – 20 miles to the west
  - Stansted Airport – 20 miles to the east
  - Stevenage Train Station – 6 miles to the west
  - Stevenage Train Station to London Kings Cross Train Station – 25 minutes rail journey time
  - A1(M) (Junction 7) – 5 miles to the west
  - M11 (Junction 8) – 16 miles to the west
- (All distances and timings are approximate)

**Bidwells is delighted to offer for sale an excellent opportunity to acquire a residential development site for up to 13 dwellings extending to approximately 1.027 hectares (2.54 acres) on an unconditional basis.**





## Position

Positioned within the northwest of East Hertfordshire, Benington is a picturesque village situated approximately 6 miles to the east of Stevenage and 8 miles to the north of Hertford. Stevenage and Hertford provide a range of facilities including a variety of shops, schooling and sporting activities. Benington is well placed with excellent road and rail links to Stevenage, Hertford, London and further afield. The A602 is situated to the south-west of the village and provides easy access to Stevenage, Hertford, the A10 and the A1(M), which connect to the M25. Stevenage provides direct train routes into London in approximately 25 minutes.

The village benefits from a number of local amenities and services, including a primary school, recreation ground, two public houses, a church and a village hall as well as a regular bus service running to Stevenage and Hertford. Benington has a population of approximately 900.

## Description

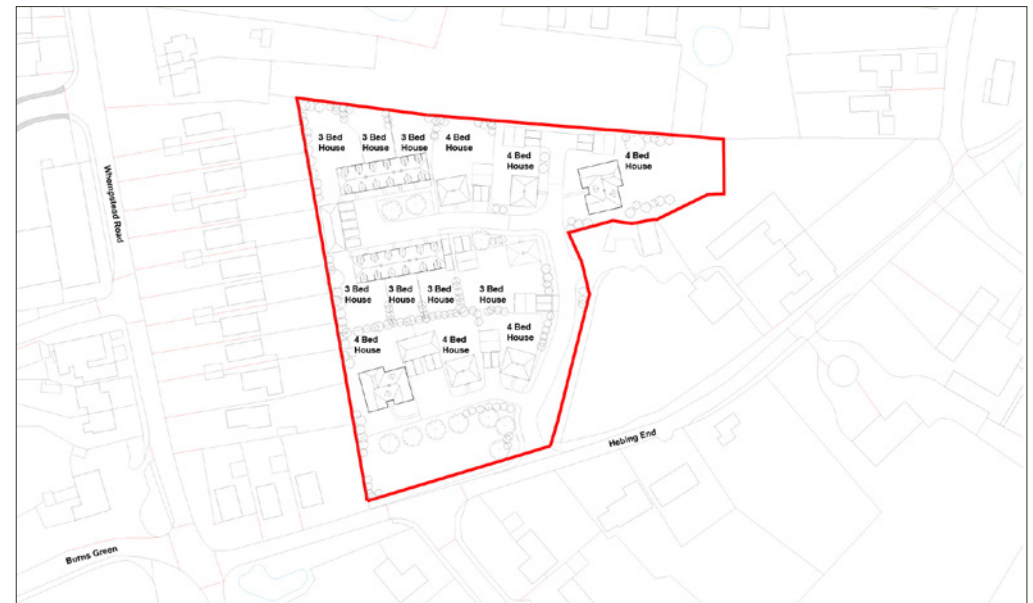
Land at Gosmore Paddock is located within the jurisdiction of East Hertfordshire District Council (EHDC). The site is accessed off Hebing End and lies within the south eastern part of Benington. The site is bound by residential development to the north, east and west. The southern boundary is bound by a mature tree and hedgerow planted verge alongside Hebing End. A number of fences and trees are present along all boundaries of the site.

The site is irregular in shape with the access in the south east corner and running along the eastern boundary. The site is flat and level throughout.

The site extends to approximately 1.027 hectares (2.54 acres) and comprises a paddock, a yard, 2 barns and stable buildings.



North east view from within the site looking south west



Illustrative site layout – Not to scale





North east facing South



North west facing south



South east facing south



South west facing north east

## Town and country planning

The site benefits from outline planning permission (planning application reference 3/17/0021/OUT), granted on appeal 16th February 2018. The outline planning permission permits the residential development of up to 13 dwellings (including up to 5 affordable dwellings) and new vehicular access. Access to the proposed development will be via the existing access off Hebing End into the Site from the south-east.

All proposals (with the exception of access, which is in detail) for the layout, scale and appearance of the dwellings on the site are to be dealt with under a reserved matters application. An illustrative layout and design and access statement were submitted as part of the outline application. These documents along with the planning conditions provide guidance for a reserved matters application. Copies of all the relevant planning application documents are contained within the online Information Pack.

## Planning agreements

The Site is subject to a Unilateral Undertaking, which was completed on 12 January 2018. A copy of the Unilateral Undertaking is contained within the online Information Pack. The purchaser of the Site will be liable for all payments and obligations contained within the Unilateral Agreement. These are:

- Primary Education contribution
- Secondary Education contribution
- Library Service contribution
- Youth Service contribution
- Provision of 40% Affordable Housing (equating to up to 5 dwellings) on-site. The tenure mix is to 25% shared ownership to 75% affordable rented.

## Information pack

A comprehensive online Information Pack can be downloaded from the dedicated web address as follows:

<http://propertysites.bidwells.co.uk/Landatgosmorepaddockbenington>

The Information Pack contains copies of planning, technical and legal documents relating to the site. Interested Parties will be deemed to have submitted proposals in the full knowledge of all the documents within the online Information Pack.

## Tenure

The freehold of the property will be sold with vacant possession on completion.

## Ground investigation

A Ground Investigation Report has been commissioned and will be added to the Information Pack once completed. It is anticipated that this will be week commencing 4th June 2018. Parties will be notified once the Ground Investigation Report has been completed.

## Topographical survey

A Topographical Survey has also been commissioned and will be added to the online Information Pack once completed. It is anticipated that this will be week commencing 7th May 2018.

## Ecology

An Ecology Assessment was carried out to support the outline planning application and was completed in December 2016. The Assessment confirms the development will have no adverse impact. The report concludes that no badgers, great crested newts or bats were found to be living on the site. Flood Risk Assessment and Surface Water Drainage  
A Flood Risk Assessment and Surface Water Drainage Report were completed to support the outline planning and application. The Flood Risk Assessment confirms that the site lies within Flood Zone 1 and that the proposed development will not increase the risk of flooding on the site itself or to third parties.

The Sustainable Drainage Strategy recommends the disposal of surface water via various means including Lined Permeable Paving (Driveways), Lined Retention Basins and Swales in various strategic locations around the Site. Additional design measures to prevent surface water flooding could include rain water

harvesting and having vegetation on the roofs of dwellings to intercept rain.

## Utilities report

A Utilities Report has been commissioned and will be added to the Information Pack once completed. It is anticipated that this will be week commencing 1st June 2018. Parties will be notified once the Utilities Report has been completed.

Interested parties must satisfy themselves as to the availability and adequacy of all services prior to making their unconditional offer.

## Wayleaves, easements, covenants and rights of way

The site is sold subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed. Interested parties are to refer to the Bidding Guidelines for further information in relation to this.

## Method of sale

The freehold of the property is offered for sale by Informal Tender.

Unconditional offers are to be submitted in writing to Bidwells, Bidwell House, Trumpington Road, Cambridge, CB2 9LD by **12 noon on Friday 15th June 2018**.

All proposals are to be in writing in accordance with the Bidding Guidelines contained in the online Information Portal. Emailed offers will be accepted if followed by a hard copy.

The seller reserves the right to reject any or all offers.

## New Homes

Bidwells has provided a New Homes Report, which is contained in the online Information Pack. For specific enquiries with regards to resale values or optimum product mix, please contact Paula Brain on 01908 541606.





## Viewings

Viewings are strictly by appointment. Interested parties must be accompanied on site at all times, as organised by prior appointment and in the presence of an employee of Bidwells or representatives of the seller. A viewing day will be organised for the Site with further details provided in due course. Please contact Ivan Moore on 01223 559200 if you would like to register your interest to attend the viewing day.

## VAT

The site is elected to tax, therefore, VAT will be charged on the purchase price at the prevailing rate.

## Photographs

Any fixtures, fittings or equipment shown are not necessarily included in the sale.

## Enquiries

For further information please contact:

Geoff Leyland  
01223 559248  
[geoff.leyland@bidwells.co.uk](mailto:geoff.leyland@bidwells.co.uk)

Ivan Moore  
01223 559200  
[ivan.moore@bidwells.co.uk](mailto:ivan.moore@bidwells.co.uk)

April 2018

## Further Information

Should you have any queries  
or wish to make an inspection,  
please contact:

Geoff Leyland  
01223 559248  
geoff.leyland@bidwells.co.uk

Ivan Moore  
01223 559200  
ivan.moore@bidwells.co.uk

## Bidwells

Bidwell House  
Trumpington Rd  
Cambridge CB2 9LD

**bidwells.co.uk**

### AGENTS NOTE

For clarification Bidwells LLP wish to inform prospective Purchaser(s) that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact.

Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the Property. The plans and acreages use gross acreages taken from the Ordnance Survey sheets and are not suitable for the preparation of Basic Payment Scheme forms.

Measurements of areas and distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the Property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities.

Purchaser(s) shall be deemed to have full knowledge of the state and condition as to the ownership of any tree, boundary or any part of the Property. Purchaser(s) must satisfy themselves by inspection or otherwise. In the interests of Health & Safety, please ensure that you take due care when inspecting the Property which, for the avoidance of doubt, must be by prior appointment and accompanied by the selling agent or representatives of the Seller.

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