

FOR SALE

On Behalf of Devon County Council

**SOUTH WEST
norse**

Roundswell Enterprise Park

Barnstaple, Prime Location Adjacent to A39



- Industrial / Office Uses
- Four Freehold Sites with Outline Planning Consent for B1, B2 & B8
- Site 1 - 1.25 ha (3.09 acres)
- Site 2A – 0.52 ha (1.28 acres)
- Site 2B – 0.44 ha (1.09 acres)
- Site 4 - 0.98 ha (2.42 acres)
- Closing Date for Offers: 12 Noon on 7th October 2024
- Prime Site
- High Quality Development Proposals Sought

Contact: Mark Reynolds
T: 01392 351193
E: agency.exeter@norse.co.uk

agency and estates management | integrated design services | surveying and maintenance | management consultancy | partnerships and joint ventures

South West Norse, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW

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Roundswell Enterprise Park, Barnstaple

Location

Roundswell Enterprise Park is located to the south of the main A39 between Barnstaple and Bideford. The site is an important business, distribution and manufacturing location with access to the North Devon Link Road giving an excellent road link to Jct 27 of the M5.

There is now an exciting opportunity to acquire four parcels of freehold commercial development land with the benefit of outline planning permission for B1 (new Class E), B2 and B8 planning uses, in the main business growth area for the town. The recently constructed Node Cowork building offering direct access to business support/advice is on the Enterprise Park.

Description

There are four parcels of land now available at the Roundswell Enterprise Park with the following approximate site areas:

- Site 1 1.25 ha (3.09 acres)
- Site 2a 0.52 ha (1.28 acres)
- Site 2b 0.44 ha (1.09 acres)
- Site 4 0.98 ha (2.42 acres)

Informal tenders are invited for the freeholds by 12 Noon on 7th October 2024 in accordance with the instructions detailed below.

Note: Site 3 has been sold for a small business unit scheme with construction currently underway.

Planning

The land has the benefit of outline planning consent for B1, B2 & B8 planning uses. (Application Ref: 62879).

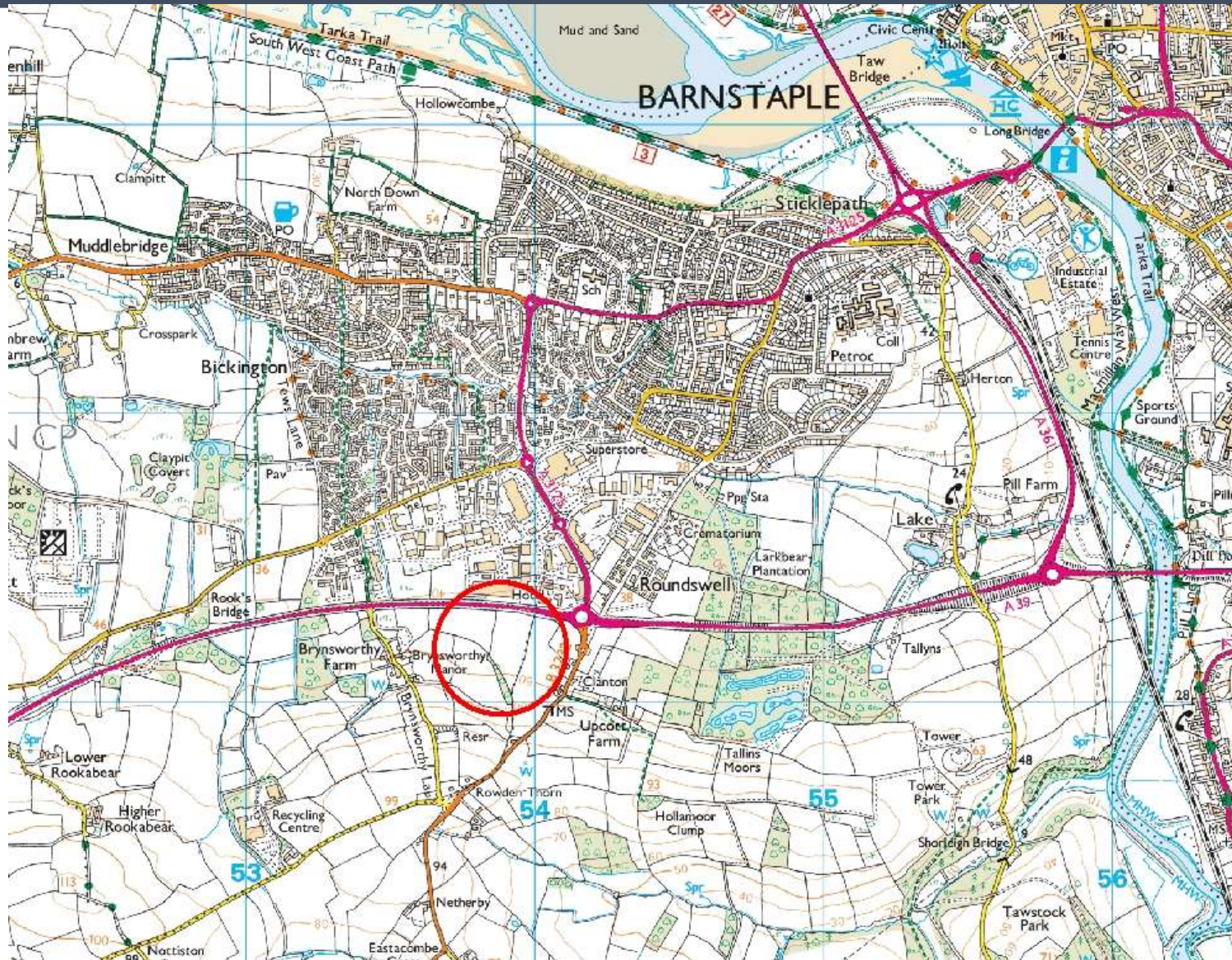
Interested parties are advised to review the planning permission so they are aware of the necessary planning conditions attached to the planning permission.

Further details are available on the electronic data room detailed below.

Note: The outline consent was obtained prior to the amendments made with effect from 01 September 2020 to the Use Classes Order and interested parties should note that, whilst former A1, A2 & A3 uses are now included in Class E only former B1 uses will be unequivocally considered for the site.

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Devon County Council have undertaken some reprofiling works to allow the formation of site plateaus for plots 1, 2 and 3 using material previously stockpiled on site, which was gained from the previous construction phase, so that they are more attractive to expedite future development. These works have been granted full planning approval. (Application Ref: 73086). A topographical survey post completion of these works, is included in the electronic data room. The County Council has also constructed a temporary car park on part of Plot 1, which is to provide parking for its nearby Node Cowork building during a recent completed building extension scheme to that centre. The County Council's use of this temporary car park will cease prior to completion of the sale contract, and the County Council is prepared to remove the car park if requested by the Buyer. All enquiries regarding planning should be directed to North Devon Council, tel: 01271 327711.

The Node Cowork has been funded by the European Regional Development Fund, the Heart of the South West Local Enterprise Partnership and Devon County Council



Technical

There is an approved site wide drainage strategy which would need to be adhered to with any subsequent submissions. The site lies within a Critical Drainage Area so there are stringent

standards for drainage design. The ground conditions are not suitable for infiltration so all plots will require attenuation to manage the runoff for all events up to the 1 in 100 year plus 40% for climate change.

There are drainage ditches running across the site through the east side of plot 4, east side of plot 2a and the east side of 3a, which will also require consideration. The requirements in DCC's SuDS for Devon Guidance (2017) should be followed with any future plot designs (copy in the Electronic Dataroom, together with the 2018 Drainage Statement) and the attenuation requirements need to meet the drainage hierarchy in the building regulations.

There are two electricity sub-stations on the Estate and water is available in the vicinity. There is a gas supply to the Estate and if individual purchasers are interested in a gas supply to the plots further discussions will be required with Wales & West Utilities. BT ducting has been provided within the site.

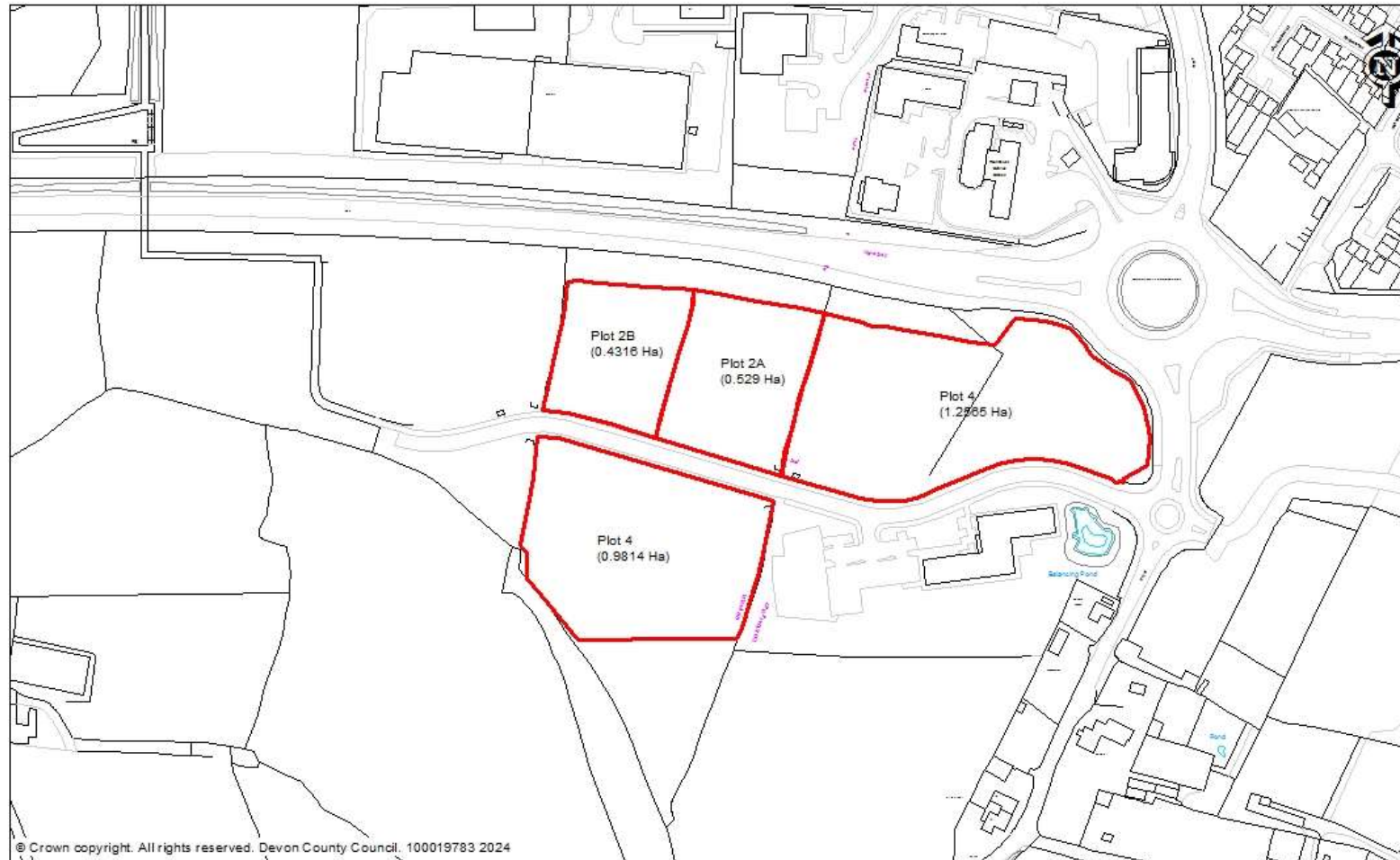
Prospective purchasers must satisfy themselves through their own enquiries to the relevant authorities as to the availability, suitability and capacity of services to the site.

The off-plot structural landscaping will be the responsibility of the County Council.



VAT

Interested parties are advised that the Vendor have confirmed (where they are able and not required by law) they will not take any steps to waive the exemption from VAT in respect of the land prior to completion of the purchase.

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 South West Norse Ltd • Head office: Venture House, 1 Capital Court, Bittern Road, Bittern (Ind Est) Exeter, EX2 7FW  • Burn office: The Clay Factory, Radake Trading Estate, Lydford, Devon, PL21 0ZJ	Title: Roundswell Enterprise Park, Barnstaple	Scale: 1:2,500	Date: Jul 24	Contact:
	Project: Site plan	Rev: CP	OS Sheet:	Telephone:
		Checked:	Office: EXETER	
		Project No: 20001	Draw No: RBP07	Rev:

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Business Support

Businesses interested in expansion or the development of a new operation in this location may be able to benefit from a range of business advice and support.

The Devon Delivers Team at Devon County Council can also assist: www.investdevon.co.uk or email: economy@devon.gov.uk or call 01392 382609.

Rights of Way

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Tenure

The development land is available freehold with vacant possession on completion.

The sites will be available freehold with vacant possession on completion. Purchasers will be required to join the Estate Management Company to procure the long-term maintenance and management of the landscaping and surface water drainage system (attenuation ponds and drainage ditches running through some of the plots), and other shared services included signage etc. through a service charge.

The Estate road and surface water pipes serving it and foul drainage are planned for adoption and will thereafter be maintainable at public expense. Until such time as they are adopted they shall be included in the service charge.

Further Planning, Technical & Legal Information

Browne Jacobson are acting on behalf of Devon County Council in this matter. Copies of the planning permission, approved drawings, technical background reports, legal papers and draft legal documents are available via an electronic data room hosted by Browne Jacobson, Solicitors. To gain access to this site, please contact Mark Reynolds at South West Norse.

Interested parties are advised to inspect the development sites and to undertake their own full due diligence prior to submitting their bids.

Directions

From the M5 at Junction 27 follow the North Devon Link Road to Barnstaple. Follow the signs on the A39 to Bideford and turn left at the Roundswell Roundabout with the Enterprise Park immediately on the right hand side on the southern side of the A39.

Viewing

The site can be viewed from the road during daylight hours. Please inform Mark Reynolds of South West Norse on 01392 351193 when you intend to visit. Access into the plots can also be arranged if necessary.

Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither South West Norse nor the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

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Method of Sale

The land is offered for sale by informal tender with interested parties being advised of the Closing Date. Offers will be invited on a subject to contract only basis using a 'Form of Offer' – Draft form attached.

All offers must be submitted in sealed envelopes, marked as follows:

**OFFER FOR SITE(S) AT ROUNDSWELL ENTERPRISE PARK, BARNSTAPLE
NOT TO BE OPENED UNTIL AFTER 12 NOON on 7TH OCTOBER 2024**

Envelopes should not bear any indication of the name or mark indicating the sender including by franking.

Offers MUST be submitted to the County Solicitor, Room G23, County Hall, Topsham Road, Exeter EX2 4QD.

Offers should be made on the attached Form of Offer and include the following information:

- The financial offer
- On which site(s) the offer is being made
- Any conditions relating to your offer
- Proof of funding and ability to proceed
- Contact details of your solicitor

Terms of Sale

1. Offers are to be received by 12 Noon on 7th October 2024.
2. All offers received will be held unopened until the closing date.
3. Email or facsimile offers will not be considered.
4. Offers cannot be accepted by South West Norse either at its offices or by its employees.

5. The Vendor does not bind itself to accept either the highest or any offer received.

6. Acceptance of an offer does not form a legally binding contract between the parties.

7. Offers are to be for a fixed figure in pounds sterling and should be given in words and figures. They must not be calculable only by reference to other bids.

8. VAT will not be charged in addition to the purchase price.

9. Contracts to be exchanged within 20 working days of receipt of draft documentation by the purchaser's solicitors with completion subject to the purchaser obtaining satisfactory detailed planning permission in accordance with the Heads of Terms included in the electronic data room. A 10% deposit will be payable on exchange of contracts.

10. Within 2 years of completion of the purchase of the land, the purchaser shall complete the construction of the consented scheme, as confirmed by way of an issued Practical Completion Certificate.

Tender Assessment

Interested Parties are advised that the tenders will be assessed on the principle that Devon County Council is looking to establish a high quality Enterprise Park with uses, which are complementary to the Node Cowork building within the Park. There will be a selection criteria for the bids based upon economic impacts, type of development and price.

A copy of the Marking Template is included in the electronic data room.

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Important Notices

South West Norse for themselves and for the vendors of this property whose agents they are give notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) 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.

No person in the employment of South West Norse has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the Vendor.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.

The Vendor does not undertake to accept the highest or any of the tenders or offers received.

South West Norse is obliged under the Proceeds of Crime Act 2002 and the Money Laundering Act, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to verify the identity of the purchaser of any description

Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The Purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.

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For more information or a viewing please contact

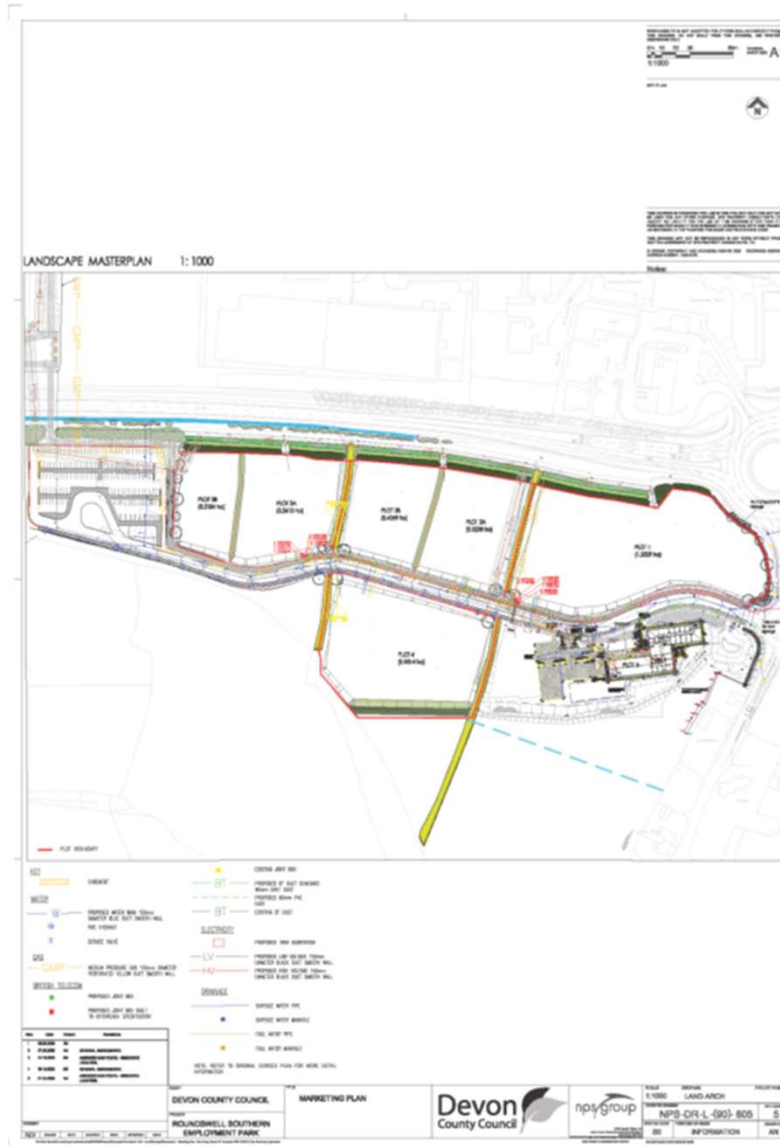
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FORM OF OFFER

SITES AT ROUNDSWELL ENTERPRISE PARK, BARNSTAPLE

To be submitted by 12 Noon on 7th October 2024 to: County Solicitor, Room G23, County Hall, Topsham Road, Exeter, EX2 4QD.

All tenders to be submitted in a sealed envelope marked 'Offer for the purchase of site(s) at Roundswell Enterprise Park. Barnstaple – Closing Date 12 Noon on 7th October 2024.

Please complete all sections

1	Name of Organisation that will be purchasing land	
2	Correspondence Address	
3	Registered Office	
4	Company Registration Number or LLP Registration Number	
5	Date of Incorporation	
6	Please identify all parent company arrangements or other organisations that have any significant controlling influence (other than third party finance provider) over the purchasing organisation	

7	<p>Primary Contact</p> <ul style="list-style-type: none"> • Name • Address • Email • Office Tel No. • Mobile No. 	
8	<p>Secondary Contact</p> <ul style="list-style-type: none"> • Name • Address • Email • Office Tel No. • Mobile No. 	
9	Name and contact details of Solicitors	
Bid Validation		
10	What internal authorisations have been obtained and what, if any, further will be required in order to exchange contracts.	
11	Will the organisation be financing from reserves or seeking finance from a third party?	Please identify/Supply supporting documentation

12	<p>If third party finance is being used:</p> <ul style="list-style-type: none"> • Which organisation(s) will supply • Company/LLP Registration No. • What percentages(s) of the bid price will they finance • Has the organisation(s) given agreement in principle for the purchase or is this within an existing lending agreement • Will there be a need for them to approve the contract for sale 	Please identify/supply supporting information
Timescales		
13	<p>Please indicate your proposed timetable for</p> <p>(i) exchange of contracts and completion</p> <p>(ii) proposed long stop date if applicable</p> <p>Please confirm you will be in a position to proceed with a planning application for the whole proposed site within 6 months of the exchange of a conditional contract</p> <p>Please note that within 2 years of completion of the purchase of the land there will be a requirement to complete the construction of the consented scheme as confirmed by a Practical Completion Certificate being issued.</p>	Please specify
Financial Covenant Strength		
14	<p>Turnover & Profit of Purchasing Organisation</p> <ul style="list-style-type: none"> • 2023/24 • 2022/23 • 2021/22 • 2020/21 	Please provide accounts.

Tender Offer		
15	<p>Best & Final Bid Amount</p> <p>Offers are to be for a specific figure in pounds sterling and should be given in words and figures. They must not be calculable only by reference to other bids.</p> <p>If bidding for more than 1 site, please specify the offer for each site separately.</p>	<p>For Site 1</p> <p>For Site 2A</p> <p>For Site 2B</p> <p>For Site 4</p>
16	<p>Intended use of site & what will be built on the site? (please give sizes of buildings, if known)</p>	<p>Please specify</p>
17	<p>Please explain how your Intended Use compliments the Node Cowork building?</p>	<p>Please specify</p>
18	<p>Does the bidder's proposal meet with the site's original planning consent (application 62879) uses classifications B1 (B1a – Office other than a use within A2; B1b – Research and Development or products or processes; and B1c – For any industrial process which can be carried out in any residential area without causing detriment to the amenity of the area), B2 (industrial), B8 (storage or distribution centre).</p> <p>If 'No' please provide supporting information to demonstrate how your proposed use brings additional economic benefit.</p>	<p>Yes/No</p> <p>Please specify</p>

Tender Offer		
19	<p>Please confirm the Use Classes Order for your intended use.</p> <p>Please confirm what incoming services capacities you will seek from the relevant Utility Providers.</p>	Please specify
20	<p>Have you had discussions with the Local Planning Authority about your intended Reserved Matters application?</p> <p>If yes, have they indicated 'in principle' support for the application?</p>	<p>Please specify</p> <p>Please specify</p>
21	<p>Will your proposed development on the Site mean that an existing site will be vacated and sold or leased to a third party?</p> <p>Please confirm the address of the existing site</p>	<p>Yes/No</p> <p>Please identify</p>
22	<p>Please clarify the number of staff to be safeguarded/relocated as a result of your intended use of the Site</p> <p>Please clarify how many permanent jobs and apprenticeships you envisage will be created over the 3 years and within which business sector.</p>	Please specify
23	<p>Economic case of (re-)location at the site for the business itself, the Business Park and the wider economy of Northern Devon.</p>	Please set out on a separate note.
24	<p>What, if any, conditions is the bid made subject to?</p>	Please identify

Certification of Bid

I am authorised by the organisation as listed above to submit this tender – yes/no

I confirm that by submitting the bid, the organisation confirms that it will enter into a sale contract in accordance with the Heads of Terms.

Name

Position in Organisation

Signature

Date

Important Note

DCC and South West Norse Ltd does not undertake to accept the highest or any offer.

DCC and South West Norse Ltd is at full liberty to take into account the impact of any of (but not limited to) the following to determine which offer provides the optimum bid:

- Financial covenant strength of the Purchasing Organisation and quality of financial security provided
- Track Record of the Organisation to deliver a viable development
- Any conditions accompanying the offer that may ultimately influence amount or timing of receipt or which may require significant variation to the contract offered with the tender
- Timings of receipt
- Use of site
- The tenders will be assessed on the principle that DCC is looking to establish of the high quality Enterprise Park with uses, which are complementary to the Node Cowork building within the Park.