

Land at Fulbeck

MORPETH, NE61 3GQ

Short Term Promotion/Option Agreement/ Subject to Planning Development Opportunity



Carter Jonas



KEY HIGHLIGHTS

- Land extending to 21.85 acres (8.84 hectares) over two parcels
- Greenfield edge of settlement site
- White land within settlement boundary (parcel B)
- Short term land promotion opportunity
- Option Agreement, Promotion Agreement or Conditional Offers to be considered
- Offers invited by noon on 11th July 2024

LOCATION

The site is located on the northern edge of Morpeth, immediately south of the Morpeth Northern Bypass. Morpeth is situated within the jurisdiction of Northumberland County Council and located approximately 5 miles west of Ashington, 15 miles north of Newcastle and 19 miles south of Alnwick. Morpeth has an approximate population of approximately 17,642 people, inclusive of the neighbouring area of Hepscoth (Nomis /ONS mid-year population estimates).

Road access to the site is currently available via Fulbeck Lane at the north of the site, however, we would anticipate access for development purposes to come through Homes England's Cottingwood site to the North which provides access to the Morpeth Northern Bypass which in turn links to the A1 to the west. The site benefits from being within close proximity to Morpeth town centre which serves the site with shopping, leisure, public transport (trains and buses) and public buildings including town hall, museum and library. The site is within the catchment area for King Edward VI School.

DESCRIPTION

The site extends to 21.85 acres (8.84 Ha.) and is currently greenfield farm land used for a mix of pasture and crop farming. The site comprises two parcels of land (Parcel A and B as highlighted below), which are connected by a strip of land extending approximately 13 metres wide. The site is registered under two titles ND129254 and title ND79594. Both titles are under the same ownership.

The site is bounded to the north by a principle transport road (the Morpeth Northern Bypass) and by a large residential construction site managed by Homes England. That development extends along the eastern edge of the offered site. The land on the southern boundary is owned by Northumberland County Council where there is a belt of mature woodland beyond which is a playing field serving KEVI School. Land to the west of the site is woodland, low density residential areas and Fulbeck Lane.

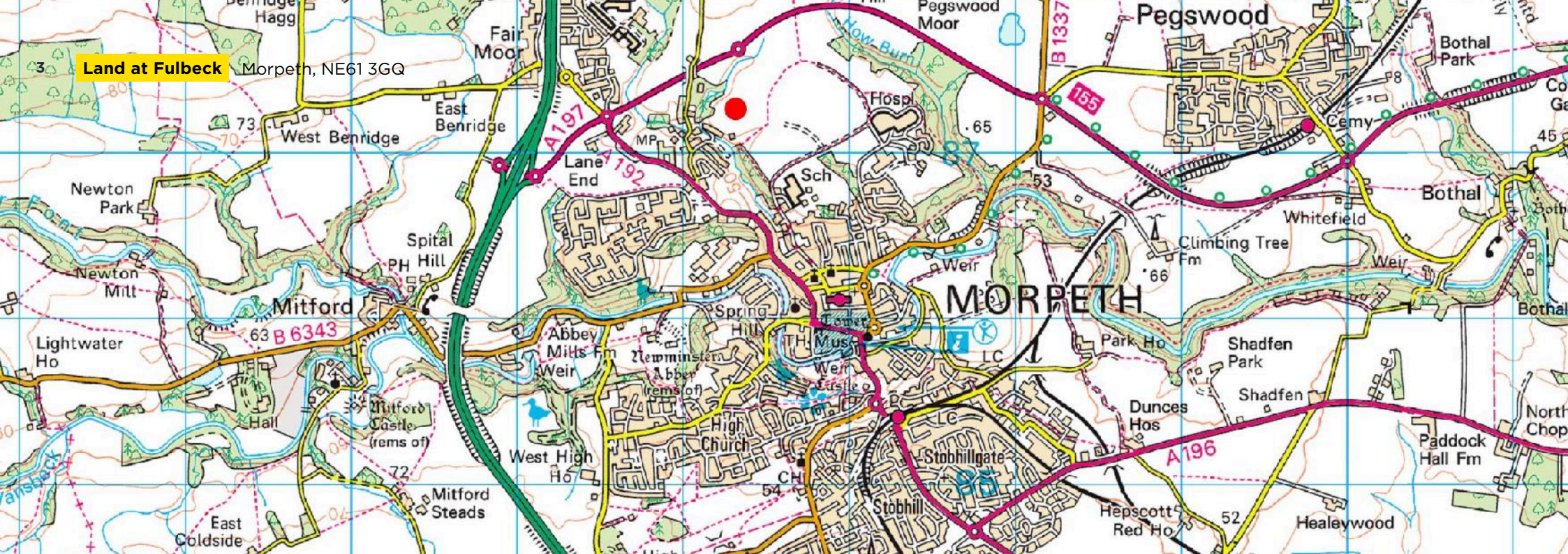
The landowners have an existing planning permission for the erection of 1no dwelling on parcel A of the site ref; 14/00397/OUT and 17/00466/REM. The reserved matters application was approved in February 2017 for the dwelling, garage and new access. We are informed that the planning consent has been implemented.

The land (Homes England) located to the east of the site was granted planning permission in May 2018 for up to no. 875 dwellings ref: 16/00994/FULES with a subsequent variation under 21/01619/VARYCO and reserved matters permission 21/01625/REM granted in August 2022. It is anticipated that access to the site will be through Homes England's development. Preliminary discussions have taken place with Homes England, further details available on request.

VIEWINGS

The site is accessible from Fulbeck Lane, Morpeth, NE61 3GQ. If you wish to view the site, please contact the Savills or Carter Jonas agents below to make arrangements.





PLANNING

The site falls within the development limits of the Northumberland Local Plan which was adopted in March 2022.

Under the Morpeth Neighbourhood plan, the site is unallocated but adjoins the Homes England land which is allocated for at least 1,700 units (Policy Hou1). The southern parcel (B) of the site is located within the settlement boundary whilst the northern parcel (A) sits on the outside of the settlement boundary. The local plan Policy STP1 states that the main towns, such as Morpeth, will be the main focus for housing. The neighbourhood plan policy Set1- Settlement Boundaries states that development proposals will be supported within settlement boundaries. This policy further states that land outside of settlement boundaries will be defined as the open countryside where development is strictly controlled.

The site was assessed as part of the Northumberland Strategic Housing Land Availability Assessment (SHLAA 2023- 2038) and has been identified as suitable, available and achievable and considered to be deliverable (ref: 3174 and 3055). It is anticipated that a planning application for the subject site will need to include land currently in the ownership of Homes England. Whilst there is no formal agreement currently in place between the land owners regarding access, we consider that High Court Judgement case number CO/384/2019 provides a precedent material consideration which should have weight in the balance against the grant of permission. A copy of the decision is available in the data room.

PLANNING OBJECTIVES

The selected development partner's planning objective will be to achieve the grant of a satisfactory planning permission for a comprehensive residential led development. The selected development partner will be obligated to maximise Development Value and hence the Net Developable Area of all uses with a commercial value, including Affordable Housing, whilst complying with planning guidance and policies as much as is reasonably practicable.

The planning promotion strategy should not deliver a scheme that contains any proposed obligation that is more onerous than what is provided for in the Local Development Framework unless it supports the maximisation of the Development Value. The partner will also seek to minimise any S106, third party or other infrastructure costs associated with the development.

Bidders are requested to provide a Planning Statement setting out their strategy and timeframe for achieving the Planning Objective, as outlined above. Our client is looking to appoint a partner who will seek to begin immediate promotion of the site to secure an allocation as soon as possible and will use all reasonable endeavours to obtain a satisfactory planning permission as soon as this can be achieved, with a view to maximising the Development Value.

Selection of a preferred developer will place significant weight on bidders planning strategy.



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METHOD OF DISPOSAL

Offers are invited on the basis of an Option Agreement, Promotion, or Conditional Contract basis. Bidders are requested to submit their proposals to Ray Minto at ray.minto@savills.com or Kathryn Bowers at Kathryn.bowers@carterjonas.co.uk no later than noon 11th July 2024.

Submissions should include details of the main commercial points as detailed below:

- Type of Agreement (Option/Promotion/ Conditional Contract Agreement);
- Discount/Promotion Fee as % of Market Value or Gross Greenfield Land Value;
- Term (years) if applicable;
- Option/Promotion Fee payable to landowner;
- Planning strategy;
- Minimum Land Value per Net Developable Acre
- Minimum Net Developable Acreage
- Proposed Planning Costs Cap; and
- Contribution payable towards the landowners professional fees (agent and solicitor)

TENURE

The site is to be sold freehold with vacant possession.

SERVICES

We assume that services will be provided through the Homes England site to the north, however, interested parties are advised to make their own enquiries.

INFORMATION PACK

Available on request. Please email Emma Young or Kathryn Bowers.

CONTACT

For further information please contact:

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