

Great Burdon

DARLINGTON

Excellent allocated residential opportunity



savills

KEY HIGHLIGHTS

- Excellent residential development opportunity
- 243.853 acres (98.684 hectares)
- Local Plan Allocation for 1,250 units
- Darlington is situated between the A1(M) and the East Coast mainline and as such is highly accessible by both road and rail
- Good transport links
- Close proximity to local amenities
- Informal tenders sought by noon Wednesday 18 September 2024.

The site is located to the east of Darlington and provides developers with an excellent platform to deliver an attractive scheme within a high quality landscape setting that benefits from excellent transport links.

Darlington is situated to the east of the A1(M) and such is highly accessible by both road and rail. The A66 runs to the east of the site and in turn connects to the A1(M) to the south whilst providing direct access to Teesside to the east. The A167 provides access from the north of Darlington along with connections to the A1(M). Darlington Rail Station is located approximately two miles west of the site in the town centre and provides regular access to Newcastle and Edinburgh to the north and London to the south.

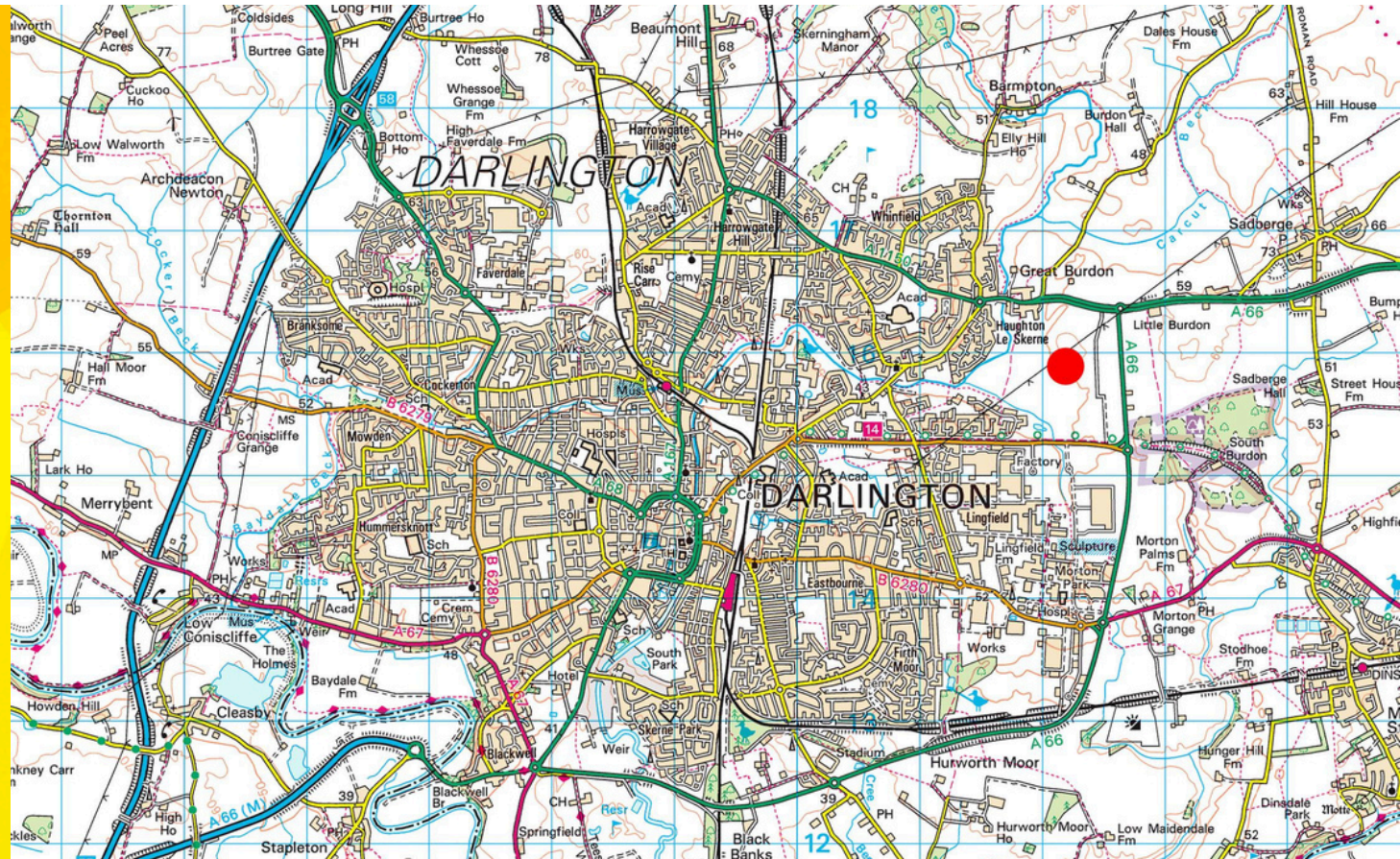
The area in which the site is situated comprises housing to the west, commercial uses including Amazon to the south, farmland to the east and land forming part of the Skertingham Garden Village to the north of the A1150. Great Burdon lies immediately to the north of the site adjacent to the A1150.

SERVICES

We understand that services are available; however, interested parties should make their own enquiries of the utilities companies.

TENURE

The site is to be sold freehold with vacant possession provided following the grant of detailed planning permission. Bidders should be aware that the site may be sold subject to the existing National Grid wayleave.



DESCRIPTION

The site is irregular in shape and is greenfield in nature currently being utilised for agricultural purposes. It extends to 243.853 acres (98.684 ha) and is bound by Great Burdon and the A1150 to the north, the B6279 to the south, the A66 to the east and the River Skerne and housing to the west.

In terms of topography, the site gently rises along the western boundary, peaks at a local high point in the centre and falls towards the northern, eastern and southern boundaries. Interested parties should note that a pylon easement runs diagonally across the site in a south west to north east direction. Whilst we consider the far western area to be utilised for matters such as open space and ecology, interested parties should also be aware that a gas easement and public right of way run in north south directions within this area.

The site is sustainably located and benefits from its proximity to a range of services within walking and cycling distance. It is anticipated to be served by several key access points and is also easily accessible by public transport.

ACCESS

Interested parties should note that the northern area of the site will be served by a new roundabout on the A1150 which will serve both Great Burdon and land within Skerningham Garden Village to the north. A standalone planning application is due to be jointly submitted by our client and the owner of the southern parcels of land within the Skerningham Garden Village allocation. It is anticipated that this application shall be submitted in summer 2024.

The chosen developer will be required to make a pro-rata contribution towards the cost of the roundabout that will serve Great Burdon and land within Skerningham Garden Village.

A separate independent access will be taken from the south of the site from the B6279 which will serve the southern area of the Great Burdon allocation. Each phase of development is required to contribute to the delivery of an internal link road through the site in order to ensure connectivity between the northern and southern areas of the site.

PLANNING

The site is allocated within Darlington Borough Council's Local Plan under Policy H2 for a total of 1,250 no. dwellings. The Plan states that 500 dwellings are to be delivered during the plan period with 750 dwellings beyond 2036.

The site therefore provides developers with a unique opportunity to secure a highly sustainable allocated development site and to deliver a scheme which benefits from its own sense of place within an attractive landscape setting.

PLANNING & INFRASTRUCTURE

The successful developer will be required to submit a hybrid planning application in order to secure detailed permission for the initial phases of development and outline permission on the remainder of the site.

Bidders are also required to outline the proposed infrastructure strategy, particularly around access, phasing of development and the delivery of the internal link road.



INFORMATION PACK

The following information is available on request from sole selling agents Savills:

- Phase 1 Site Investigation;
- Biodiversity Baseline Assessment;
- Archaeology;
- Utility Assessment Information; and
- Topographical Survey.

TITLE

The site is held freehold by our client under title numbers DU308863 and DU302821. It is subject to a pylon wayleave and an agricultural tenancy, further details of which are available on request. Our client is seeking conditional offers subject to detailed and implementable planning permission.

LEGAL & SURVEYING FEES

Each party to bear their own costs incurred.

VAT

All offers received will be deemed to be exclusive of VAT.

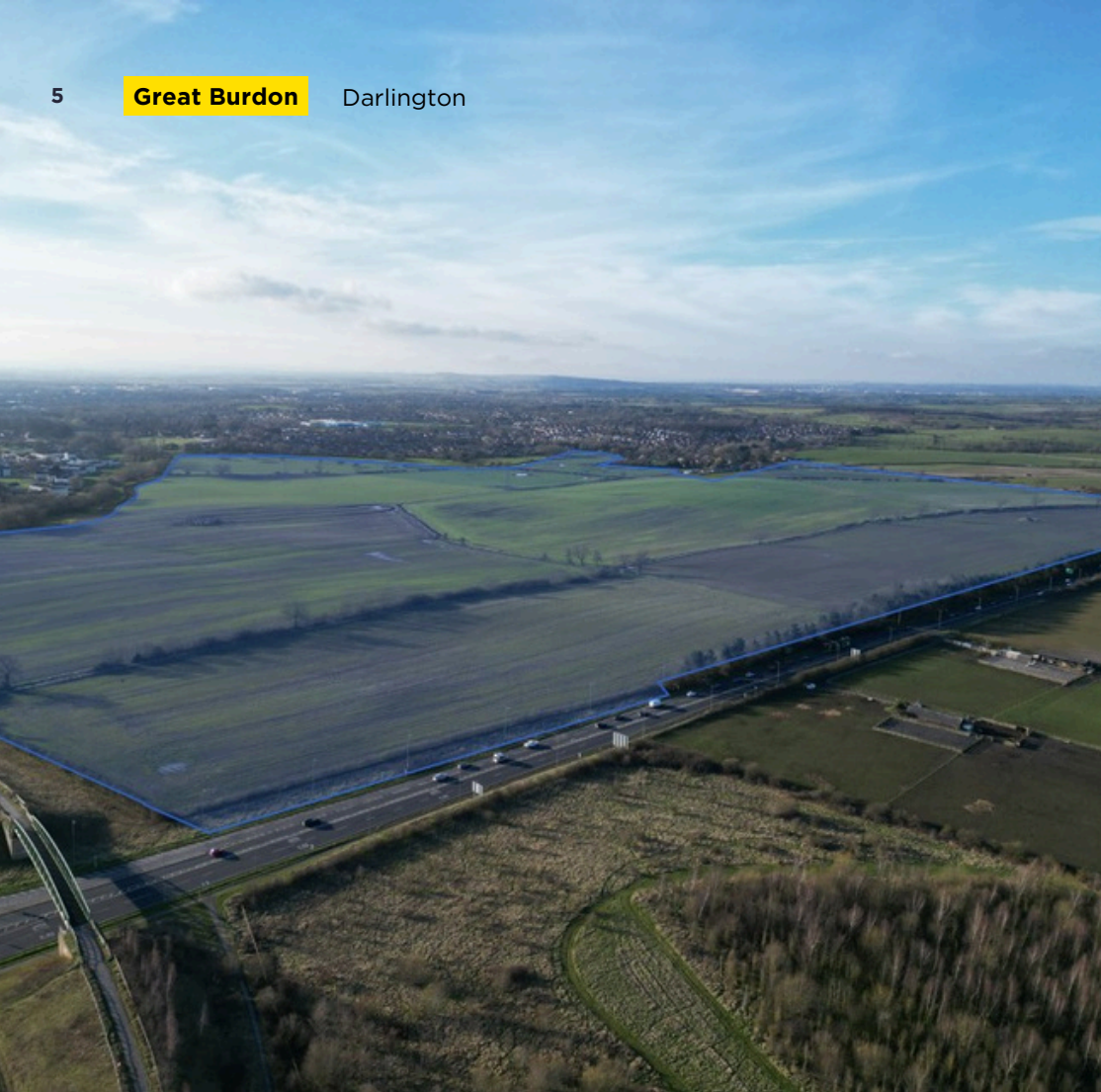
AFFORDABLE HOUSING

Following the selection of a developer, Savills will conduct a marketing exercise whereby RP's will be invited to submit bids based on the preferred developers affordable house types. In the event that there is an uplift on the affordable values initially assumed by the developer, then the uplift in value is expected to be reflected in the land offer.

BULK SALES

The successful developer shall be required to instruct Savills in respect of bulk sales and the disposal of affordable tenure units to a Registered Provider on future phases of development following the grant of Reserved Matters planning permission.





IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

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METHOD OF DISPOSAL

Interested parties should note that Savills is disposing of the site via a two stage process. Bids should include the following in respect of the first stage of bidding:

- Gross greenfield offer and associated conditions;
- Planning strategy and confirmation of timing of submission of a hybrid application; and
- Infrastructure, internal link road and access strategy.

Following an analysis of offers, Savills will then write to parties seeking Stage 2 offers. Further details of the information required will be provided at the time of the second stage request for bids.

We are instructed to dispose of the freehold interest via an Informal Sealed Tender process. Stage 1 Tenders are requested by noon Wednesday 18 September 2024. Tenders are to be submitted directly to david.craig@savills.com or ray.minto@savills.com.

Interested parties should note that Savills is seeking greenfield offers. Following a selection process, the successful bidder(s) will be required to carry out a detailed site investigation at risk prior to exchange of contracts in order to confirm the net purchase price.

Bidders are asked to provide the following information:

- Confirmation of the planning and infrastructure strategy;
- Scheme information including layout plans and unit specification, floor plans and elevations;
- Rationale around how BNG and Nutrient Neutrality have been addressed;
- Purchase price, deposit and payment profile;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitor details.

Please note that the seller is not obliged to accept the highest or any offer. All offers received are subject to contract. The seller is not obliged at any point to exchange contracts. Interested parties should note that overage and or clawback provisions may be incorporated into the legal contract in respect of areas that hold future development potential.

CONTACT

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