



# FOR SALE

**LAND OPPOSITE 25 & 26  
ST. ALBANS DRIVE,  
STEVENAGE, SG1 4RU**

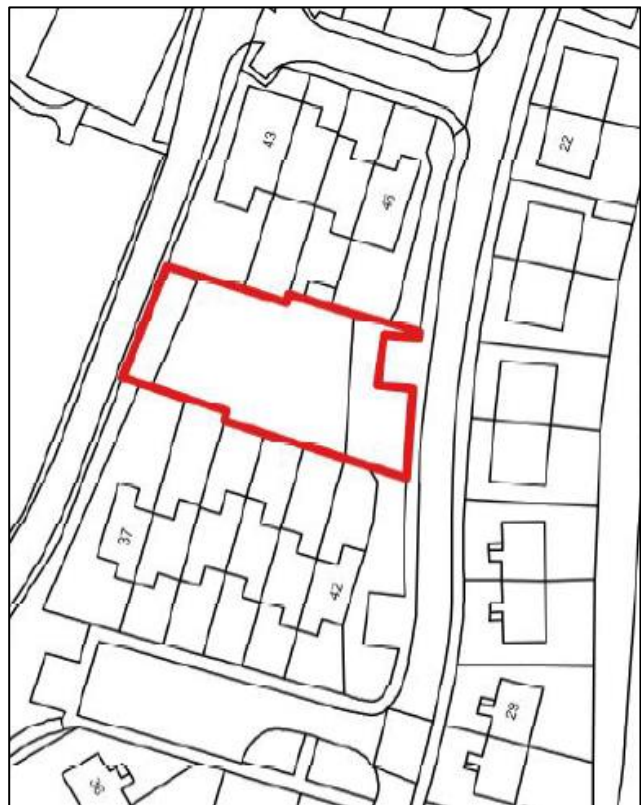
**FOR SALE BY INFORMAL TENDER**



**Stevenage  
BOROUGH COUNCIL**

**MOULT WALKER CHARTERED SURVEYORS**

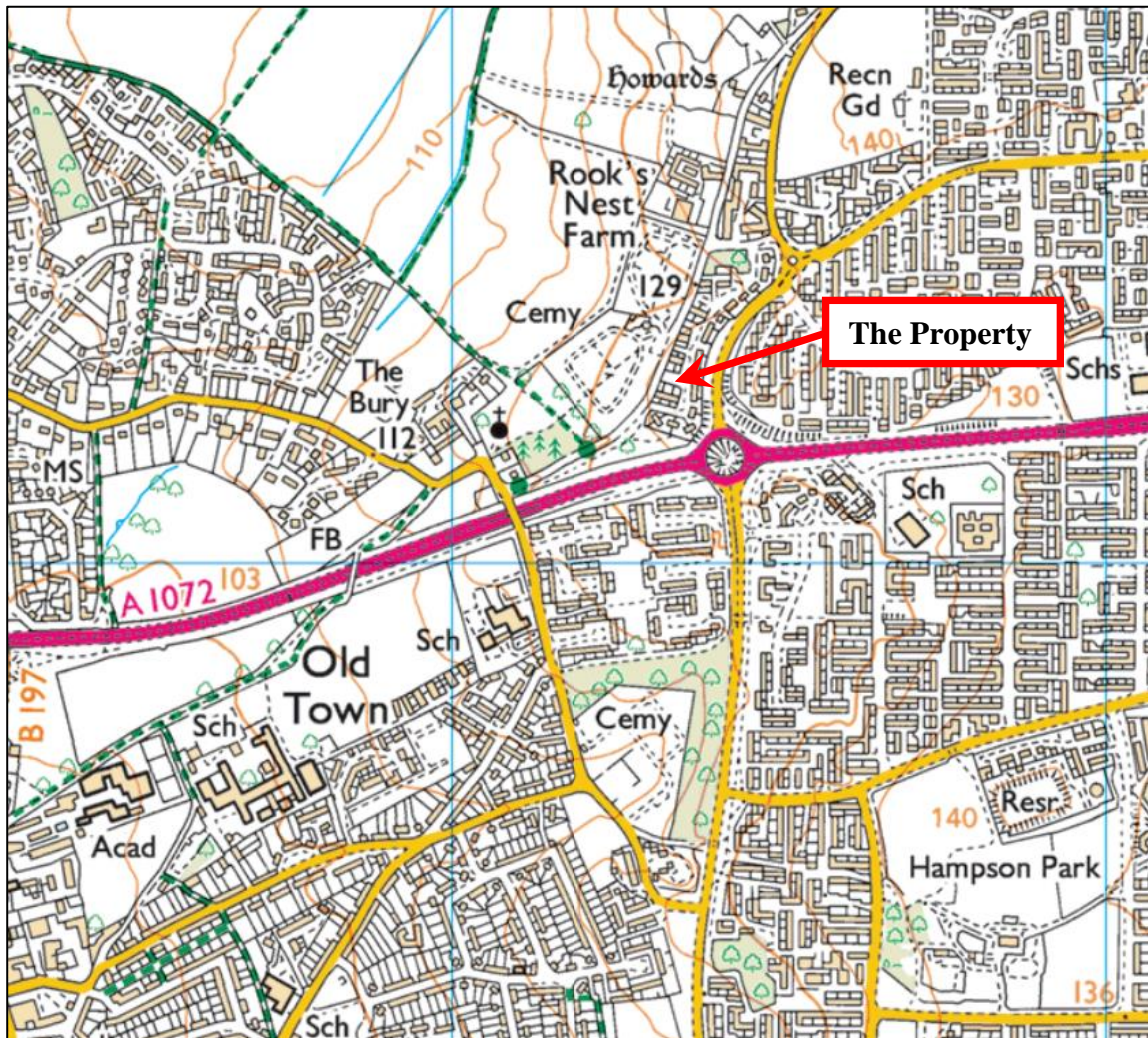
**13<sup>TH</sup> MARCH 2024**





## PROPOSAL SALE OF LAND OPPOSITE 25 & 26 ST. ALBANS DRIVE, STEVENAGE, SG1 4RU

1. Moulton Walker are instructed by Stevenage Borough Council (the “Council”) to market the residential development opportunity of the land opposite 25 and 26 St. Albans Drive, Stevenage, Hertfordshire, SG1 4RU (the “Property”). The Property has full planning permission for 3 houses.
2. Offers are invited to be made in writing before 5 pm on Friday 26<sup>th</sup> April 2024 and submitted directly to the Council.
3. The Property is located to the northern periphery of Stevenage bordering the St. Nicholas neighbourhood, envisaged at the time to be the last phase of Stevenage’s “mark one new town” with construction during the 1970s. The main Stevenage town centre, railway and bus station are circa 1.3 miles to the south west. The location is close to the Old Town with its range of shops, restaurants and bars and other community facilities within 1 mile walking distance.



4. The Property site area measures circa 700 square metres (0.17 acre) and comprises maintained grass open space in between opposite rows of neighbouring houses with a mixed of boundary treatments including hedge, timber fences and an open frontage to St Albans Drive.
5. The Property excludes the three off-street parking spaces fronting St Albans Drive which serve existing residents. The Property includes two hardstanding footpaths to each side at the rear of the adjoining houses for neighbour’s rear access to gardens. These informal pedestrian access rights

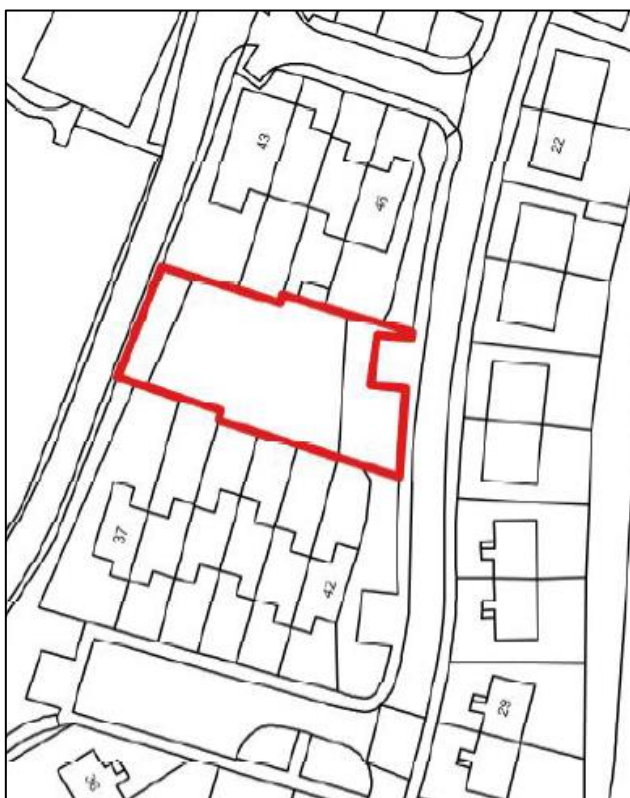




are to be retained and allowed for in any development proposal and land sale. Apart from this pedestrian access, the Council will provide vacant possession on sale completion.



6. The plan extract below shows the extent of the Property to be sold edged red. As above, this excludes the three car parking spaces.



7. The Property is located with a main open frontage to St Albans Drive and the rear boundary borders Weston Road (but without access thereto) beyond which is the cemetery. This rear western boundary is enclosed with a tall, mature hedgerow with trees. There is a public footpath leading from the southern end of St. Albans Drive to the Old Town.
8. The Property slopes gently from east to west and is surrounded by bungalows to the east, two storey terraced dwellings to the north and south. This is an informal area of public amenity space, now proposed for infill development.
9. The Property is within a residential area, mainly two storey, terraced housing with the neighbouring homes of a uniform scale, design and materials built in red and buff/yellow brick with dual pitch concrete tiled roofs.







10. St. Albans Drive is a cul-de-sac running parallel in a north-south direction between Weston Road and Canterbury Way (the main access from the A1072 Martins Way to Great Ashby and St Nicholas neighbourhood). Both these parallel roads connect at St Albans Link to St. Albans Drive.



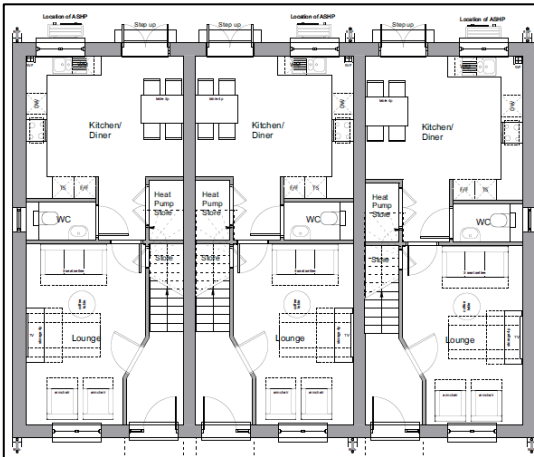




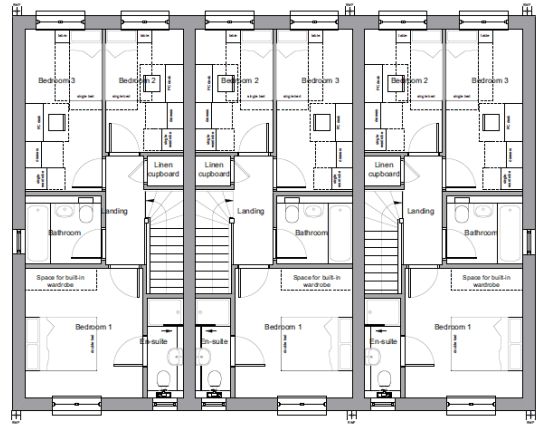


11. It is proposed to sell the Property for development involving the construction of residential dwellings, associated parking and landscaping.
12. The Property is undesignated in the Council's adopted Local Plan 2011-2031. As the Property is an area of public open space, it is regarded as a 'windfall site' by the Council.
13. Full planning permission has been granted for a short terrace of three 3 bed dwellings, reference 23/00637/FP dated 5<sup>th</sup> March 2022. The permission and approved drawings (which includes landscaping) are attached and extracted below.





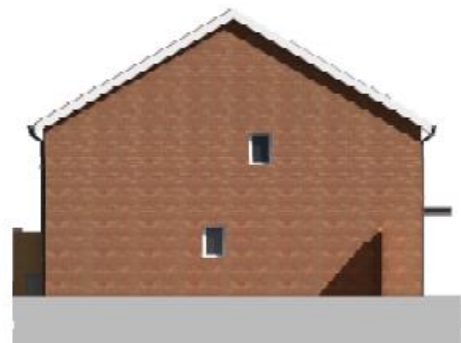
Proposed Ground Floor  
1:50



Proposed First Floor  
1:50



Proposed front elevation  
1:50



Proposed side elevation  
1:50



Proposed floor elevation  
1:50



Proposed side elevation  
1:50



14. The permission shows three private market 3 bed 4-person two storey terraced houses (each with a gross internal area of circa 90.67 square metres) with both ASHP and PV panels. There is no requirement for affordable housing. Each house will have two parking spaces, of which one has EV charging and cycle parking. The full planning approved drawings may be subject to change and amendment to suit a purchaser's requirements, subject to necessary approvals by the Council (as local planning authority).
15. The planning officer's report to committee 9<sup>th</sup> January 2024 sets out the current planning guidance and policy provisions and this should be reviewed before offers are made. These matters are not referenced here to avoid duplication.
16. Similarly, the planning conditions require review and assessment regarding pre-commencement matters and likely impact on construction cost.
17. In particular, condition 6 (ecology mitigation) and condition 16 (climate change) need review and the supporting planning statements referred to are attached.
18. It should be noted the Council adopted a Community Infrastructure Levy ("CIL") Charging Schedule in April 2020. The Council will collect a CIL levy to fund infrastructure projects based on the type, location and floorspace of a development. The Zone 2 CIL rate is £114.07 per square metre for current 2024 permissions and this is a non-negotiable charge; offers should reflect this scale of CIL. Please refer to the Council's website for the CIL notice process, surcharges and forms: <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy-cil/community-infrastructure-levy>. Any purchaser of the Property will be liable to pay this CIL based on the as built floorspace. The planning drawings show three houses each providing 90.67 square metres gross internal floorspace. As such, the draft CIL liability is  $3 \times 90.67 \times £114.07 = £31,028.18$  estimated.
19. The Council have a Biodiversity supplementary planning guidance policy adopted 18<sup>th</sup> March 2021 in addition to the national provisions from January 2024 for most housing developments to provide 10% biodiversity net gain (BNG). Given the nature and size of the Property and its proposed development, this BNG will be secured by a financial contribution. As such, offers should allow for the BNG contribution proposed at £9,955. Provided the purchaser does not change the approved scheme the Council will pay any BNG payment required in excess of this if required by the planning authority.
20. The attached biodiversity impact assessment calculates from the proposed development and landscaping proposals that 0.39 habitat units (of which 0.04 need to be medium distinctiveness, mixed scrub or higher) are required. As above, this has been calculated at £9,955 subject to the Council's agreement as planning authority. Should any purchaser subsequently revise the proposed development which leads to a higher habitat unit requirement, the purchaser will be liable for any extra contribution.
21. The Council have carried out a topographical survey and this is attached as a pdf file. The dwg Cad format will be made available to the buyer, but without warranty or reliance. Offers should reflect this survey and have regard to the gentle sloping nature of the Property.
22. The Property is located away from any watercourse and the Environment Agency records confirms the Property is within Flood Zone 1 – Low Probability of Flooding, having a less than 1 in 1000 annual probability of river flooding in any year (<0.1%).
23. The Council have carried out a desktop utilities services search which is attached. The actual underground utility services have not been surveyed by the Council.





24. The Council have not carried out any intrusive ground investigations. Potential buyers should, as far as possible, satisfy themselves at the outset as to whether the underlying geology or ground conditions on the Property are likely to require specialist foundations or construction techniques, since the Council is not prepared to agree reductions in the sale price in respect of these or similar matters.
25. Given the grant of full planning permission, the Property is offered for sale by the Council unconditionally. Conditional offers will however be reviewed and assessed on their merits.
26. Ownership of the Property is included within the Council's freehold title HD66429. Because this title includes a larger area, other properties and houses and has been subject to a number of sales (including those under the Right to Buy), the title schedule is both extensive and complicated. As part of the sale process, the Council's solicitor will provide further information and clarification on a number of title issues.
27. Given the public amenity space use, the Council have formally Appropriated the Property pursuant to Section 122 of the Local Government Act 1972.
28. Regarding the boundaries of the Property, it should be assumed the existing timber fences to the neighbouring houses are within the ownership of those residential properties. The planning permission requires approval of all boundary treatments as a planning matter.
29. As above, the Council require the informal rear garden pedestrian access routes to part of both south and north boundaries to be retained.
30. Regarding viewing, the Property can be viewed from St. Albans Drive.
31. Should potential buyers require any further information, please contact the Council's agents as follows:

Duncan Murdoch  
Moult Walker Chartered Surveyors  
Telephone: 07814 736 413  
E-Mail: duncanmurdoch@moult-walker.co.uk

32. Offers are invited on an informal basis for the freehold interest in the Property with vacant possession. Unconditional offers are invited in this respect but conditional offers will be considered on merit. Offers must be made for the whole Property edged red on the attached sale plan. The Council will require exchange of contracts within 8 weeks of receipt of a full legal package from the Council's solicitor.
33. Offers should be submitted to arrive no later than 5 pm on Friday 26<sup>th</sup> April 2024 and should be sent either electronically or by post addressed as follows:

Tristram Hill  
Estates Department  
Stevenage Borough Council  
Daneshill House  
Danestrete  
Stevenage  
SG1 1HN

tristram.hill@stevenage.gov.uk

Offer sent by email must only be sent to the Council and not copied to Moult Walker. The email subject should read 'Confidential – St Albans Drive Tender'.



34. Offers sent by post/hand must only be submitted in a plain A4 envelope clearly marked 'Confidential – St Albans Drive Tender'. The envelope must have no markings which could identify the sender.
35. Potential buyers should, when submitting their offers, include the following information:
- 35.1 Financial offer (please refer to the attached tender pro forma which must be completed) together with confirmation of any cost allowances (such as CIL, BNG contribution, abnormal construction costs and other cost information if relevant). Tenders must contain a value for the site net of stated costs. No tender will be considered in which the amount is indefinite.
- 35.2 Identity of the purchaser and evidence of financial resources available. This should include the name and address of bankers to whom reference may be made by the Council before acceptance of the tender.
- 35.3 Amount of deposit offered (10%), although exchange and completion should be close together.

Buyers should accept when submitting their offer that, by the time of any exchange of contracts, they will not have relied on details provided by the Council or Moulton Walker but have relied only upon their own enquiries.

36. The Council does not undertake to accept the highest or any offer made. The Council also reserves the right to negotiate the above terms or any other terms before final acceptance of the offer. The disposal will be made under the provisions of and subject to Section 123 of the Local Government Act 1972.
37. Moulton Walker Chartered Surveyors for themselves and for the Council, whose agents they are, give notice that:
- 37.1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 37.2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Moulton Walker have not tested any services, equipment or facilities. Buyers must satisfy themselves by inspection or otherwise.
38. The various attachments referenced above can be downloaded from the following weblink: <https://www.dropbox.com/scl/fo/rfhqz04nz393op6p5zyej/h?rlkey=tlmq4tc8esazocgtay664wp21&dl=0>

