



FOR SALE

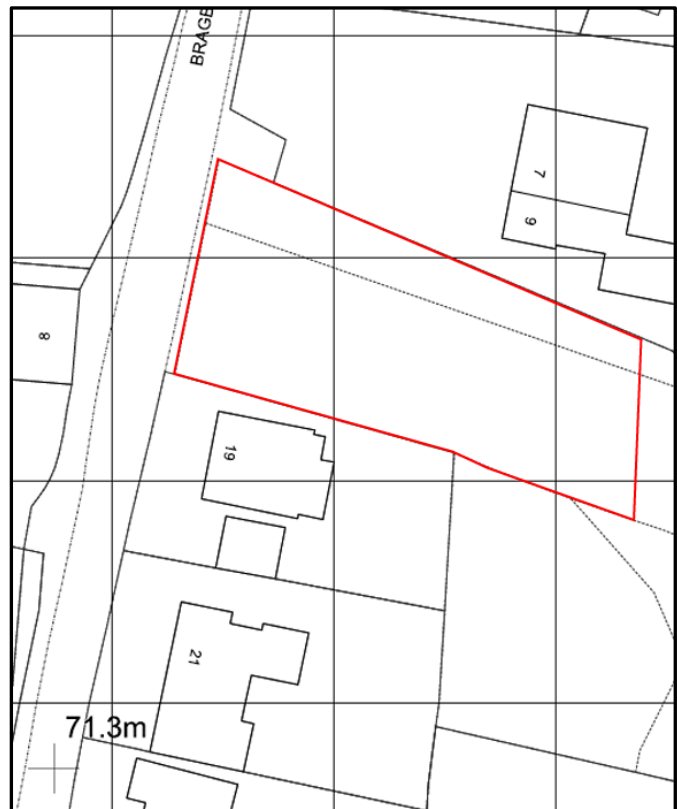
LAND AT BRAGBURY LANE, STEVENAGE, SG2 8TJ

FOR SALE BY INFORMAL TENDER



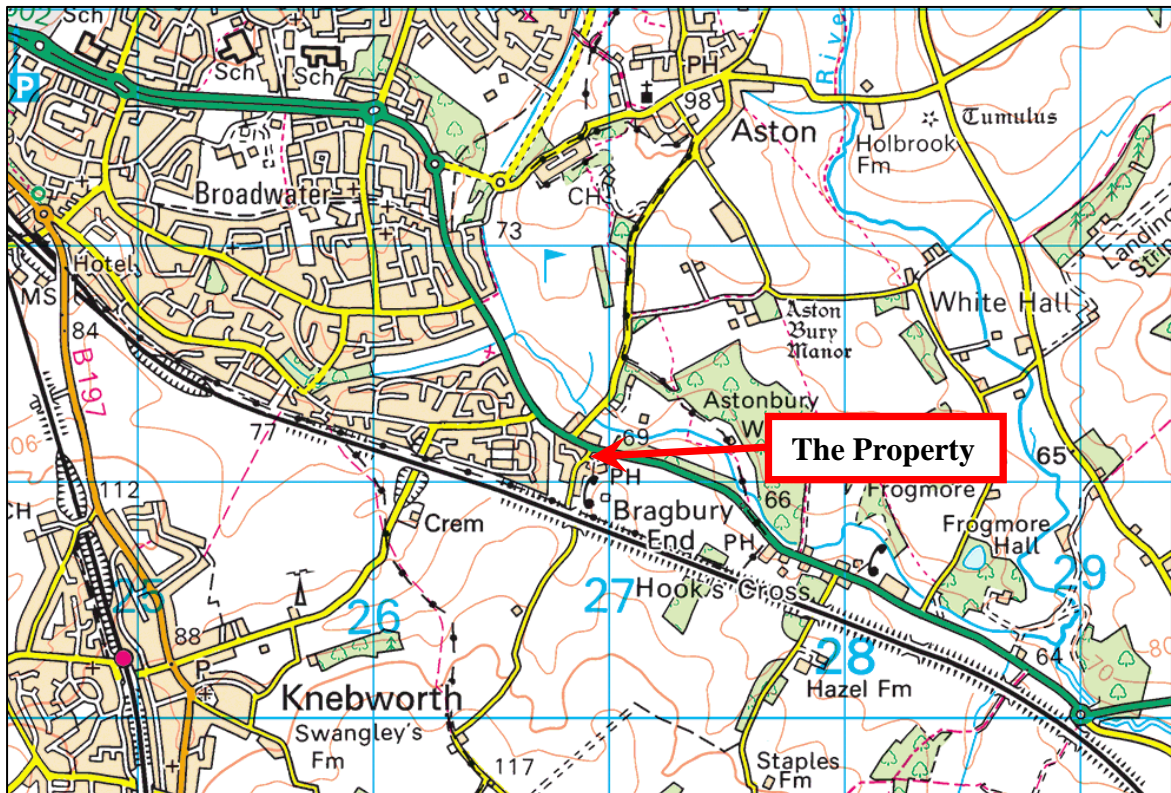
MOULT WALKER CHARTERED SURVEYORS

17TH MAY 2024



PROPOSAL SALE OF LAND AT BRAGBURY LANE, STEVENAGE, SG2 8TJ

1. Moulton Walker are instructed by Stevenage Borough Council (the 'Council') to market the residential development opportunity of land adjacent to 9 Bragbury Lane, Stevenage, Hertfordshire, SG2 8TJ (the 'Property').
2. Offers are invited to be made in writing before 5 pm on Monday 1st July 2024 and submitted direct to the Council.
3. The Property is located between Nos 9 and 19 Bragbury Lane within Bragbury End, Stevenage.
4. The circa 0.07 hectare (0.18 acre) part of a small fenced paddock has a direct frontage to Bragbury Lane with existing gated access. The Property does not have any planning permission and, because this is unallocated in the Local Plan, will be regarded as a 'windfall' site for development.
5. The Property is located within the historic hamlet of Bragbury End (believed to date from the 13th century) to the south east periphery of Stevenage, south of the A602 Hertford Road and within the settlement limits.



6. The Property is approached and accessed directly from Bragbury Lane (an ancient lane and unclassified local road) which connects the A602 with the village of Datchworth.
7. The Property is located on the edge of Stevenage's built area. In terms of urban context the housing estate to the west has a small neighbourhood centre (Kenilworth Close) and areas of informal open space. To the north of the A602 is Stevenage golf course and this open landscape area bordered by the A602 is within the Green Belt.

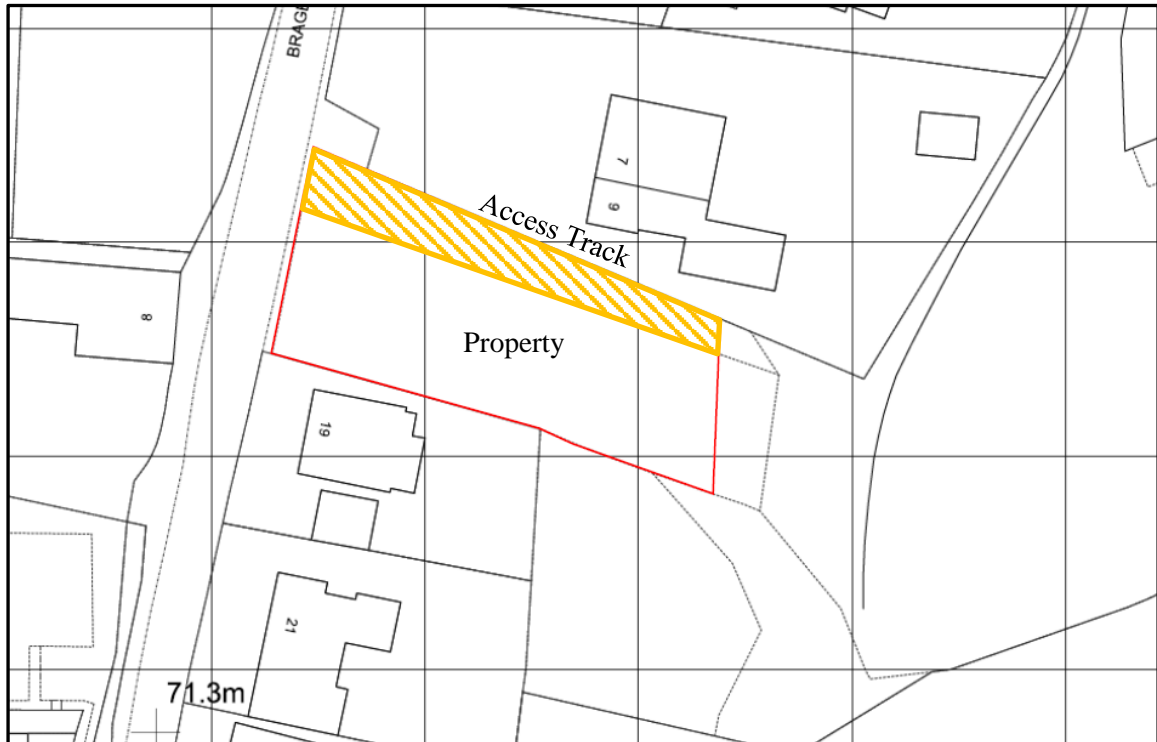




8. There is a broad range of community facilities, including local shops, community centre, infant and junior schools within a 15 minute walk. In addition, there are large Tesco and Sainsburys superstores within circa 2 miles.
9. The plan below shows the developable extent of the Property to be sold edged red including the access track (see below). The area edged green is also within the Council's registered title and ideally will be included in any transfer, but this is a boundary anomaly as it forms an unclear neighbour's boundary with possession. Similarly, the Council's southern title boundary to 19 Bragbury Lane does not match the fence line and appears to marginally not extend to the fence (allow 1 metre inside the fence). The Council and neighbours Land Registry titles are enclosed.



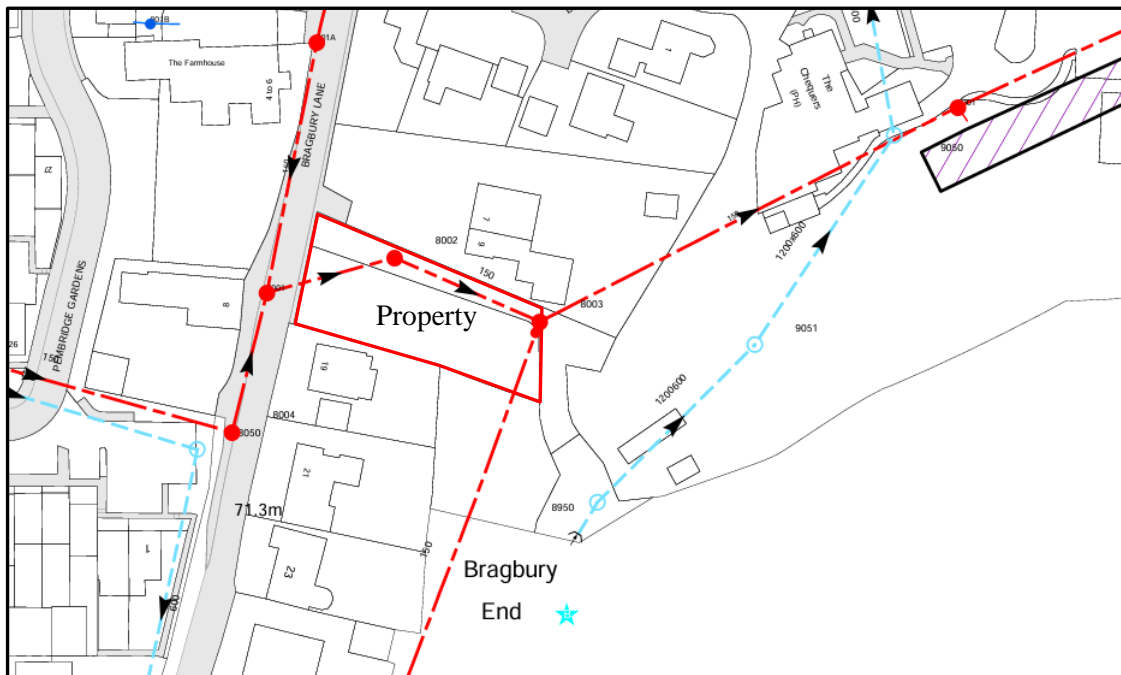
10. The Property is proposed for residential development and should suit a single dwelling whilst retaining the access track, possibly with a rear garage or parking area.
11. Ownership of the access track (which leads from Bragbury Lane to both the stables and surface water pumping station to the east) is included in the sale. Both the Council and Thames Water use this track for access (the latter infrequently). As part of any sale, the Council will reserve rights of access along the access track to benefit the retained land to the east. This is shown hatched orange on the plan extract shown below.



12. In terms of developable area, the existing fenced paddock (excluding the access track) has a more than sufficient width and frontage to accommodate a 4 bed dwelling with a suitable separation gap to neighbouring 19 Bragbury Lane (allow 1 metre inside the existing fence where bordering 19 Bragbury Lane) to allow for the southern title boundary anomaly. Similarly, to be set back from Bragbury Lane to avoid the foul sewer.
13. The Property has two existing gated access points direct from Bragbury Lane to the north west and south west corners. The Property has previously been used as a paddock for the keeping of horses; this use and the associated grazing licence has recently ended. The Council shall provide vacant possession of the Property with clean and marketable title.

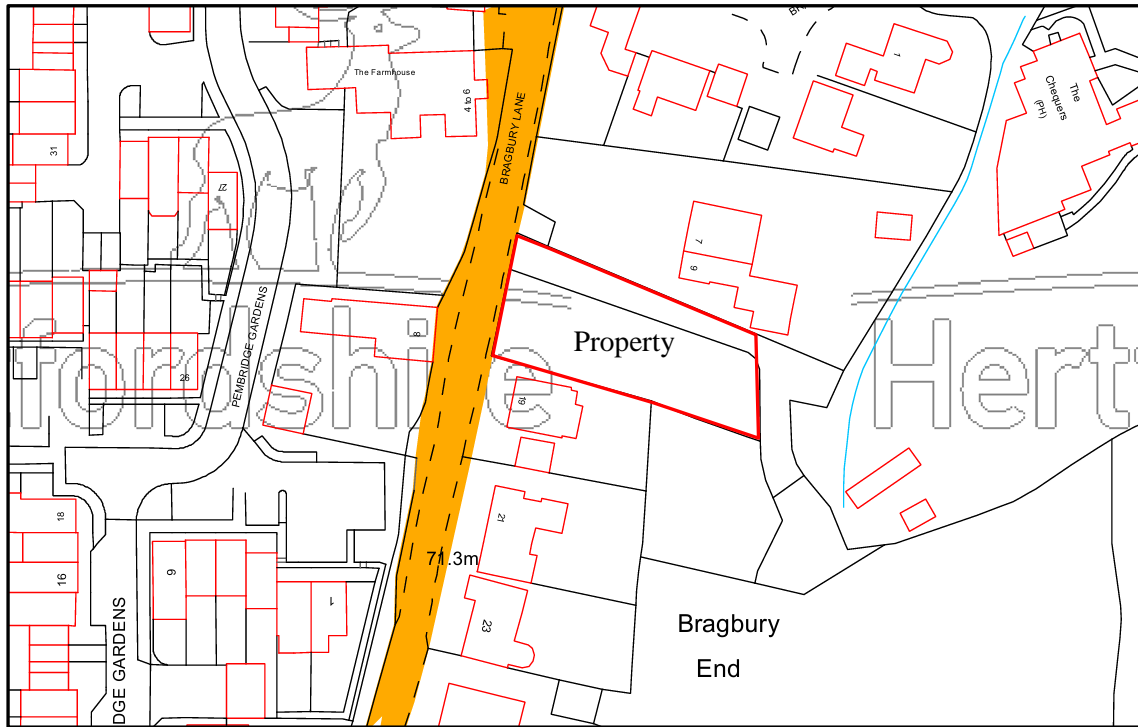


18. The Council have not carried out a full utilities services search. There is a foul water sewer crossing the north east sector of the Property and along the access track as shown below. Any proposed house footprint should either avoid or have an agreed suitable build over agreement with Thames Water.



19. The Property is offered for sale either unconditionally or conditional based on the grant of a future acceptable full planning permission.
20. 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. For example purposes only, a traditional 4 bed house of say 138 square metres gross internal floorspace would have a draft CIL liability is $138 \times £114.07 = £15,742$ estimated.
21. The Council also have a Biodiversity supplementary planning guidance policy adopted 18th 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 most likely be secured by a financial contribution. As such, offers should allow for an appropriate BNG contribution. Again, for example purposes only, a similar sized site (0.17 acre compared to this 0.18 acres) of maintained grass and hedgerow was assessed as having a BNG contribution of £9,955.
22. The Property has a contiguous frontage with Bragbury Lane which is maintained as adopted public highway. The drawing extract below shows this coloured brown, as per the attached search from the County Council.





23. This highway status is relevant given the neighbouring hedges fronting Bragbury Lane and the need for these to be maintained (and cut back) along the highway boundary for the purpose of visibility splays. The intention being to reuse the existing access to the track with an improved junction and adequate visibility to suit the highways authority requirements.
24. Having regard to the neighbour's recent building works, the anticipated ground conditions and high water table warrant a cost allowance for abnormal foundations. Offers should make a suitable cost allowance for this based on the anticipated piling.
25. Based on similar schemes elsewhere, it can be reasonably expected that circa 13 metre deep piled foundations are required together with the necessary piling mat, reinforced ground beam and pile height above ground.
26. Similarly, the groundwater level is high and de-watering may be required during wet seasons. Any drainage strategy should allow for attenuation to restrict outflow to greenfield rates. The Council will grant suitable rights for surface and foul water drainage connection to the Council's retained ownership to the east in any sale transfer.
27. Regarding viewing, the Property can be viewed from Bragbury Lane.
28. Should potential buyers require any further information, please contact the Council's agents as follows:

Duncan Murdoch
 Moul Walker Chartered Surveyors
 Telephone: 07814 736 413
 E-Mail: duncanmurdoch@moult-walker.co.uk
29. Offers are invited on an informal basis for the freehold interest in the site with vacant possession. Both unconditional and conditional offers are invited in this respect. Offers must be made for the whole Property edged red on the attached sale plan and must confirm suitable cost allowances for CIL, BNG and abnormal foundations. The Council will require exchange of contracts within 8 weeks of receipt of a full legal package from the Council's solicitor.



consents and Moulton Walker have not tested any services, equipment or facilities. Buyers must satisfy themselves by inspection or otherwise.

35. The various attachments referenced above can be downloaded from the following weblink: https://www.dropbox.com/scl/fo/0a0370zwjpsvwmbs2w61h/AJTcK498WyFcCV_yQ9n1Vf8?rlk=ey=6gl54w5r9jt7sp6f5wjzrj69e&st=n2qbfx04&dl=0

