

FOR SALE

**LAND ADJACENT TO
2 MARLBOROUGH ROAD
STEVENAGE, SG2 9HP**

FOR SALE BY INFORMAL TENDER

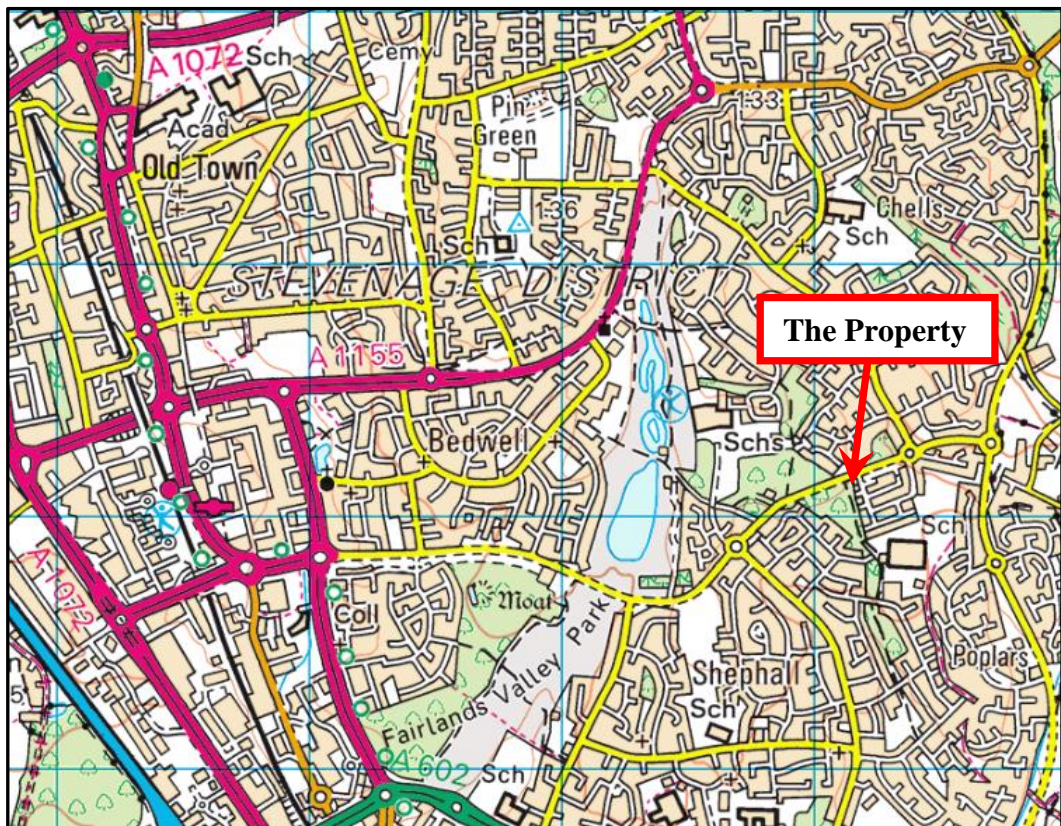


MOULT WALKER CHARTERED SURVEYORS

14TH JUNE 2024

PROPOSED SALE OF LAND ADJACENT TO 2 MARLBOROUGH ROAD, STEVENAGE, SG2 9HP

1. Moulton Walker are instructed by Stevenage Borough Council (the “Council”) to market the residential development opportunity of the land adjacent to 2 Marlborough Road, Stevenage, Hertfordshire, SG2 9HP (the “Property”). The Property has outline planning permission for two houses.
2. Offers are invited to be made in writing before 5 pm on Thursday 25th July 2024 and submitted directly to the Council.
3. The Property is located towards the eastern periphery of Stevenage on the border of Chells and Bandley Hill ward (Chells and Poplars neighbourhoods), both being later phases of the Stevenage new town. The main Stevenage town centre, railway and bus station are circa 1.4 miles to the west. The location is adjacent to Great Collens Wood and close to Fairlands Valley Park.



4. The Property borders the residential area of Marlborough Road and Cromwell Road comprising mainly two storey, detached and semi-detached housing with the neighbouring modern homes of a uniform scale, design and materials built in buff/yellow/red brick, part tile/timber cladding with dual pitch concrete tiled roofs.



5. The site area of the Property measures circa 50 metres long by maximum 28 metres wide frontage with an approximate site area of 0.10 hectares (0.25 acre). This is an informal area of public amenity space, now proposed for infill development.
6. The Property comprises maintained grass informal open space with a number of semi mature trees located in between the neighbouring houses (2 and 4 Marlborough Road) and the footpath/cycle network along Six Hills Way with a mixed of boundary treatments including native hedge, boundary wall and open frontages to both Marlborough Road and Six Hills Way. To the west of the Property is an expansive area of woodland known as Great Collens Wood.

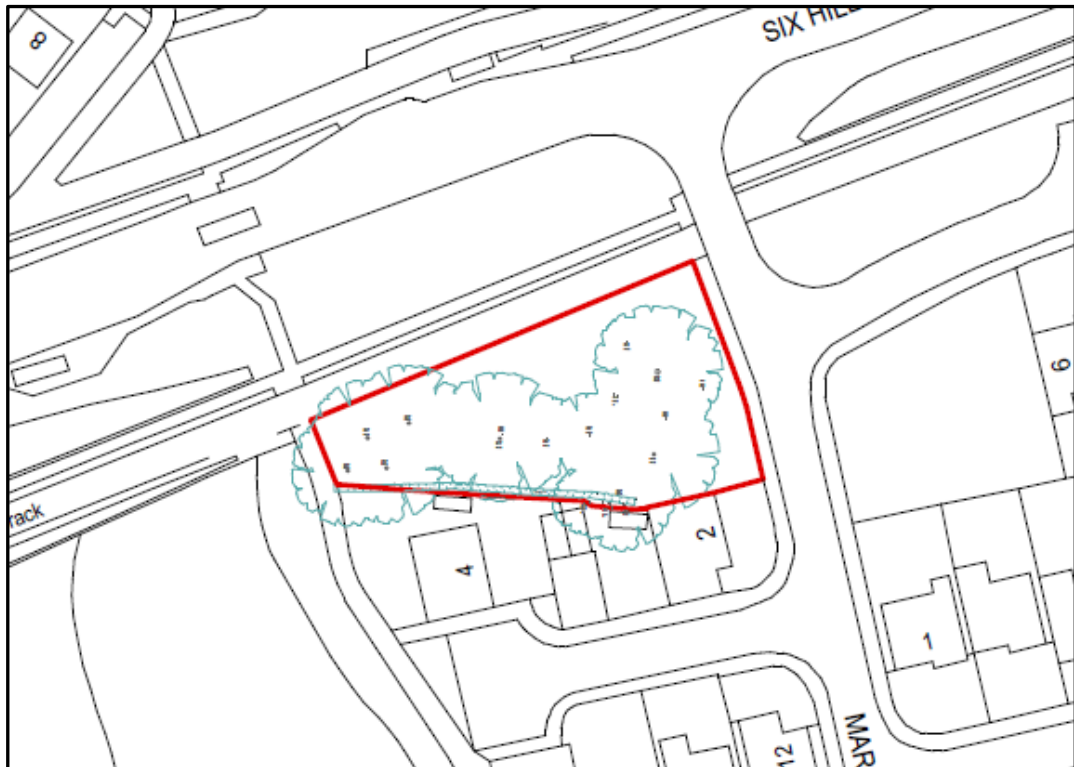


7. The Property slopes gently from west to east with a level change of circa 2 metres. The Council have carried out the attached topographical and services surveys.
8. The Property is located with a main open double frontage to Six Hills Way and Marlborough Road. The southern boundary borders two residential houses with this side boundary forming a side flank wall, fence and mature hedge. The rear-west boundary has a paved footpath from Six Hills Way.





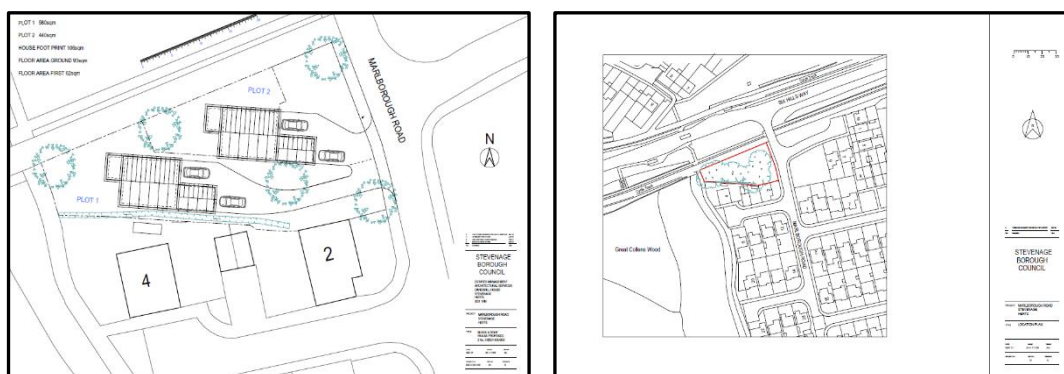
9. The plan extract below shows the extent of the Property to be sold edged red.



10. Marlborough Road links to Cromwell Road forming a looped link from Six Hills Way to the roundabout with Six Hills Way and Chells Way. Gresley Way is a short distance to the east which largely encloses the eastern extent of the town. There are bus stops directly adjacent to the Property on Six Hills Way served by the 390 and SB1 bus routes. The Arriva SB1 Service (Polars to the town centre) has circa 20 minute frequency to the town centre station; an 8 minute journey time. The 390 Hertford to Stevenage Centrebus service is hourly taking 10 minutes to Stevenage railway station.
11. The Property is within easy walking distance (20 minutes) of the Hyde Neighbourhood Centre on Shephall Way and the Sainsbury's superstore on Magpie Crescent. As above, Stevenage town centre is approximately 1.4 miles to the west. There are a range of primary and secondary schools within walking distance (The Marriotts, Barnwell secondary schools and Ashtree Primary School). The comprehensive cycle network runs along Six Hills Way adjacent to the Property. As such, the Property is considered to have a very good level of access to local facilities and alternative forms of travel to the private car and within a sustainable location.
12. It is proposed to sell the Property for development involving the construction of residential dwellings, associated parking and landscaping. The surrounding land is in residential use and the proposed development would be consistent with this.
13. The Property occupies the good corner location at the junction of Marlborough Road from Six Hills Way and is highly visible from many vantage points. This is considered to be a well located and prominent
14. 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.



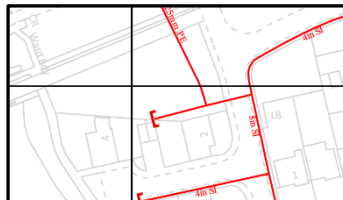
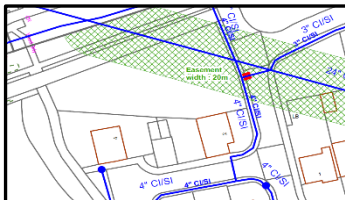
15. Outline planning permission (with all matters reserved) has been granted for two 3 bed or 4 bed dwellings, reference 23/00357/OP dated 29th May 2024. The permission, location and approved block plan drawings are attached and extracted below.



16. The outline permission does not include layout, access, scale, appearance and landscaping. Any buyer will need to submit a reserved matters application for the detailed design in due course. The approved block plan (drawing 542-C-38/250 03d) shows two illustrative 3 or 4 bed two storey detached houses (with indicative floor areas). This drawing sets the layout parameter for development but the floor areas and exact locations may be varied. That said, the block plan location is influenced by the presence of utility services (as below).
17. There is no requirement for affordable housing. The block plan shows each house having two parking spaces; there will be planning policy requirements for EV charging and cycle parking. The eventual reserved matters planning drawings can suit a buyer's requirements, subject to necessary approvals by the Council (as local planning authority).
18. The planning officer's report to committee 9th 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.
19. Similarly, the planning conditions require review and assessment regarding pre-commencement matters and likely impact on construction cost.
20. In particular, condition 8 (ecology mitigation) needs review and the supporting CSA preliminary ecological appraisal referred to is attached.
21. 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 drawing block plan shows two houses each with an indicative floor area of 155 square metres gross internal floorspace. As such, the draft CIL liability is $2 \times 155 \times £114.07 = £35,362$ estimated. The actual CIL payment will reflect the actual floorspace built for the buyer's scheme, not this estimate.
22. The Council 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 be secured by a financial contribution. As such, offers should allow for the BNG contribution agreed by the Council at £10,147.15.



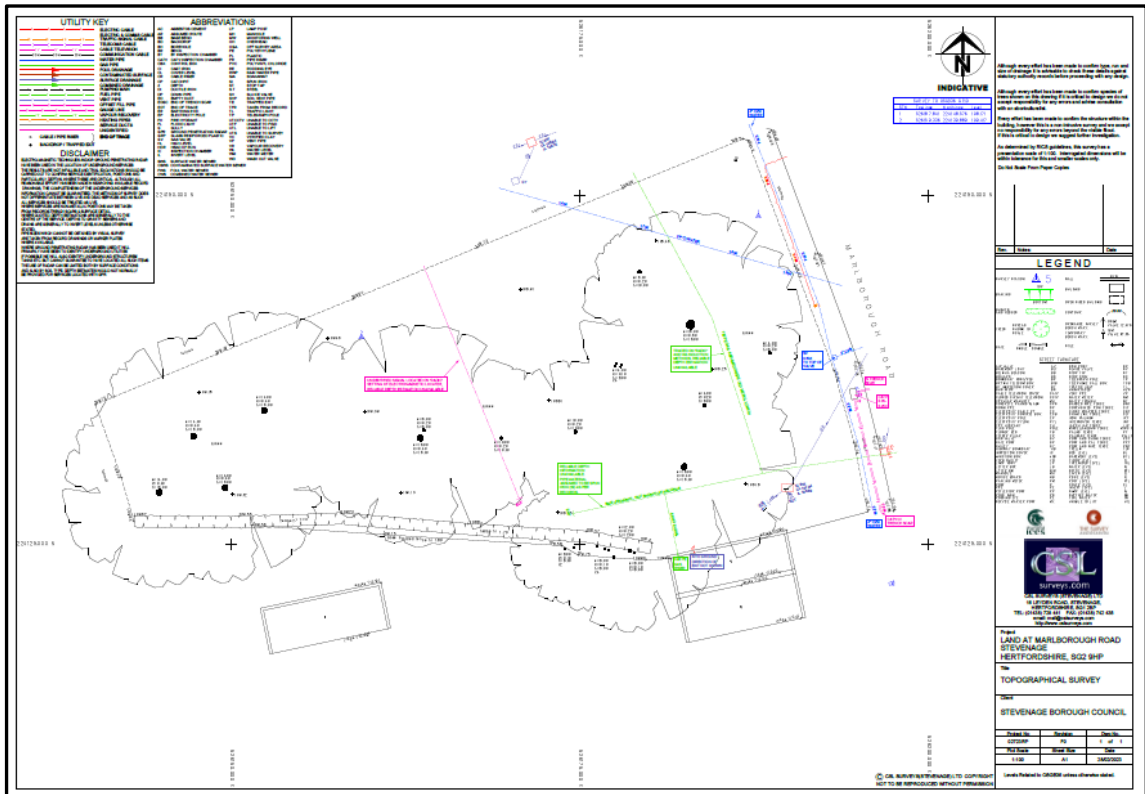
23. The attached biodiversity impact assessment calculates from the proposed development and landscaping proposals that 0.26 habitat units are required. As above, this has been calculated at £10,147.15 and agreed by the Council as planning authority. Should any purchaser subsequently revise the proposed development which leads to a higher habitat unit requirement, the purchaser will be liable for any extra contribution.
24. The existing Property contains 13 trees of which all will be removed to carry out the proposed development. The Council will require a financial contribution towards the loss of these 13 trees by way of replacement tree planting off-site along the wide verge to Six Hills Way. The Council require re-planting at a ratio of 3 for every 1 tree lost, so $3 \times 13 = 39$ replacement trees at a rate of £350 per tree giving £13,650 contribution towards tree replacement. This has been agreed by the Council. Again, should any purchaser subsequently revise the tree loss which leads to a higher replacement, the purchaser will be liable for any extra contribution.
25. 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.
26. 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%).
27. The Council have carried out a desktop utilities services search which is attached. It should be noted the Property is affected by water, gas and drainage. In particular, the north east corner of the Property is crossed by a 24" diameter strategy water main. Affinity Water have confirmed the water main has a 4 metre easement width from the midpoint (8 metre overall). The hatched green area shown on the Affinity Water search plan is not representative. There are two gas mains crossing the Property both east-west and north-south but not affecting the proposed new houses shown on the planning permission block plan. Similarly, a Thames Water surface water manhole and 150 mm drain are located in the south eastern corner (reference Thames Water search).



28. Owing to the presence of these services, the Council has carried out an underground utility services trace search (copy attached) which confirms the presence and location as per the utility company asset plans.
29. Furthermore, the Council have carried out trial holes to verify the services location of the gas mains which again confirm the CSL Surveys trace survey plan.

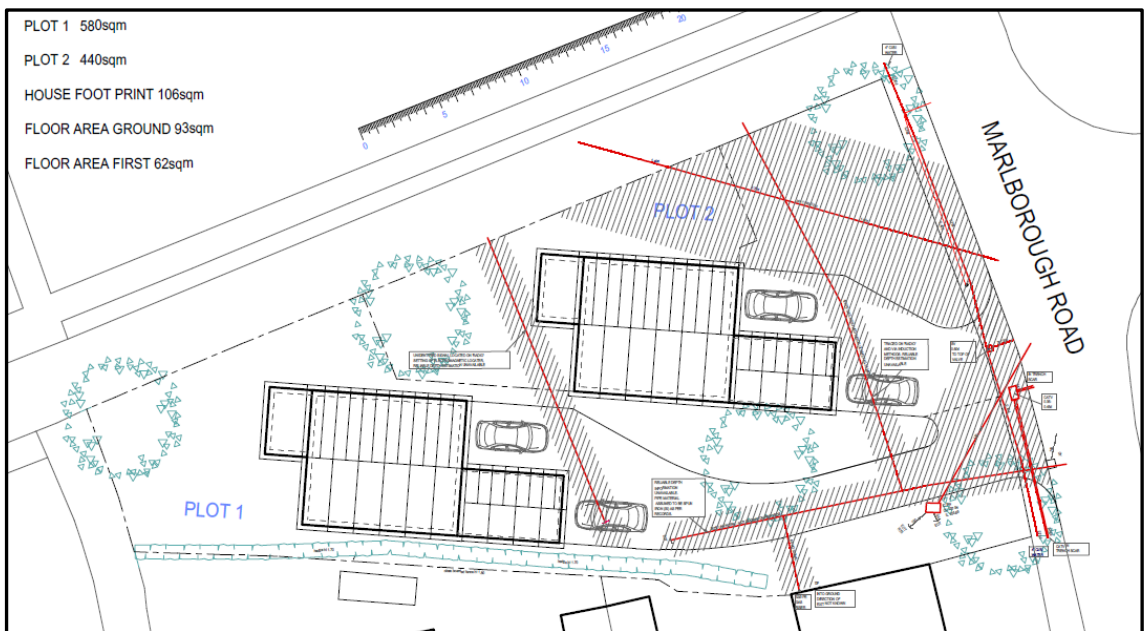


30. The trial holes also located the unknown pipe crossing the site north-south and buyer's should have regard to this in their offers. This is not identified on the utility services searches.



31. Because of a neighbour's objection to the planning application, the Council have carried out extensive discussions with Affinity Water regarding the water main exact location and this has led to agreement of the position and 8 metre easement area (as above). The Affinity Water easement restrictions within the 8 metre area are referenced below.

32. The combined utility services locations have informed the block plan submitted with the planning application. This agreed position is best summarised on the attached "no build zone" layout plan.



33. 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. The existence of existing trees and mature hedgerow together with clay subsoil (as the trial pit photos above), would indicate a strong need for abnormal foundations.
34. Given the grant of outline planning permission, the Council ideally invites unconditional offers, not subject to the grant of reserved matter planning permissions. That said, conditional offers will however be reviewed and assessed on their merits.
35. Ownership of the Property is included within the Council's freehold title HD489938 (copy attached). This title just relates to the Council's ownership of Six Hills Way area and the main title constraint is the Affinity Water deed dated 21st February 1964. This deed is attached together with the standard Affinity Water guidance document. The easement includes the following restriction but no width is specified:
- (i) no building wall fence or other erection (except garden walls or fences) existing at the date of transfer and any such subsequently erected with the previous consent of the Company (such consent not to be unreasonably withheld) or shrubs or trees shall be placed or grown over or adjacent to any mains or apparatus of the Company nor shall the level of the ground be altered in such manner as to interfere with the access to the said mains or apparatus or the exercise of any of the said rights and liberties and
- (ii) the Undertakers will not knowingly permit or suffer to be caused any damage to the said mains or apparatus of the Company"
- Notwithstanding, the standard Affinity Water easement for a 24" pipe is 8 metres (4 metres either side) and now confirmed and agreed.
36. Given the public amenity space use, the Council have formally Appropriated the Property in 2023 pursuant to Section 122 of the Local Government Act 1972.
37. Regarding the boundaries of the Property, the majority are open and for the southern side it should be assumed the existing hedges, walls, fences and boundaries structures to the neighbouring houses are within the ownership of those residential properties. It is likely the reserved matters planning approvals will include all boundary treatments.
38. The Council have carried out the attached public highway search which confirms the highway status contiguous with the Property boundary. The existing street lighting column is likely to need relocating as part of any new highway access works.



39. Regarding viewing, the Property can be viewed from Six Hills Way and the adjacent footways to both Marlborough Road and the neighbouring Great Collens Wood.
40. 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

41. 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.
42. Offers should be submitted to arrive no later than 5 pm on Thursday 25th July 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 – Marlborough Road Tender'.

43. Offers sent by post/hand must only be submitted in a plain A4 envelope clearly marked 'Confidential – Marlborough Road Tender'. The envelope must have no markings which could identify the sender.
44. Potential buyers should, when submitting their offers, include the following information:
- 44.1 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, tree replacement 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.
- 44.2 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.
- 44.3 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 Moult Walker but have relied only upon their own enquiries.



45. As part of the planning application negotiation, the Council (as landowner) has paid to the Council (as planning authority), the BNG £10,147.15 sum and the £13,650 tree replacement contribution. The Council will require reimbursement of these “planning permission costs” as a separate payment on sale completion in addition to the purchase price. As such, offers should clearly state the gross and net offer which clear detail as to the deduction of these sums with separate payment.
46. 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.
47. Moulton Walker Chartered Surveyors for themselves and for the Council, whose agents they are, give notice that:
- 47.1 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 of 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.
- 47.2 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.
48. The various attachments referenced above can be downloaded from the following weblink: https://www.dropbox.com/scl/fo/7mrg2ly529rmbtmemjtu/ACSO_e7nfX1OacIX_1-Aoz8?rlkey=nvsos23s4mtm8rpsw3epuxyfd&st=fiug921n&dl=0

