

An aerial photograph of Simpson Park, showing a mix of industrial buildings, parking lots, and residential housing. The image is overlaid with a green gradient at the top and bottom. The text 'SIMPSON PARK' is centered in large white letters.

SIMPSON PARK

HARWORTH & BIRCOTES

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About Harworth Group

We create sustainable places where people want to live and work.

Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing approximately 13,000 acres across 100 sites in the North of England and the Midlands.

We create **sustainable places** where people want to live and work, supporting new homes, jobs and communities, and delivering long-term value for all stakeholders.

Harworth has a premium listing on the Main Market of the London Stock Exchange (LSE: HWG).



Illustrative design of Harworth mixed tenure project

The Harworth Way

-  Integrating sustainability and social value into our developments
-  Minimise our environmental impact
-  Promote Biodiversity through our development and regeneration activities
-  Aligned Net Zero Carbon Commitments
-  Create, strengthen and support communities
-  Boost local economies by creating jobs, houses and investment
-  Promoting healthier lifestyles through provision of public open space
-  Integrating sustainable travel plans



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Heritage

- Former Harworth colliery site - one of Midlands last deep mines to close
- Mining operations ceased in 2006
- Demolition and remediation commenced in 2016
- Former brownfield site brought back to life with expanding residential community
- Asda food store delivered off of Scrooby Road
- Second of two mine shafts being filled in 2024
- Green Wheel public open space providing links in with wider Town and environment to be delivered

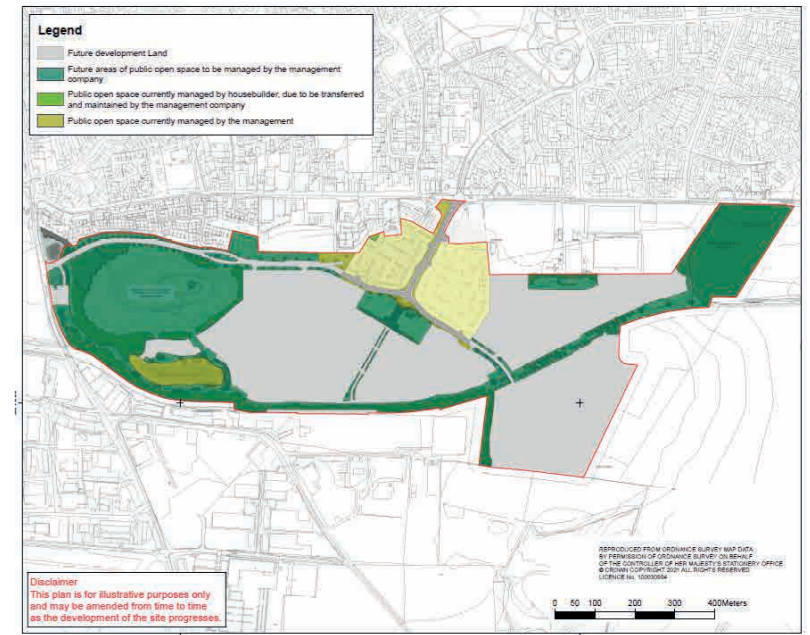
Mixed Tenure

Expanding on our expertise as master developer, **Harworth Group**, have in recent years launched a number of mixed tenure products focusing on diversifying the product offering across our residential developments which in turn also allows for acceleration of the site development including but not limited to the delivery and opening of public amenity space. The mixed tenure products, which in the case of Simpson Park, focus on two key sectors, **Build to Rent** and **Affordable Housing**.

Delivery of the mixed tenure products on site at Simpson Park is intended to add further value to the development in terms of product diversification. The mixed product developments will not be in active competition with existing or future house builders, rather working alongside one another. The mixed tenure products may in fact act as a stepping stone for families relocating to the area or seeking that first step on the property ladder before purchasing their forever home.

Management Company

A management company is in place for the site wide management of all open spaces managed by Trust Green. The associated cost is funded by a service charge (2024 charge - £180 pp pa) and secured by way of residential plot covenant. Simpson Park Management Company Limited is a residents management company meaning residents will be offered the opportunity to become directors or if no interest is received then Trust Green will become directors with Harworth Group stepping away as the development progresses.





SIMPSON PARK

Location

Simpson Park is a 173-acre redevelopment of the former Harworth Colliery site, one of the Midland's last deep mines to close. Simpson Park is named after **Thomas Simpson** - a famous world champion cyclist that lived in the area.

Using our inhouse technical skill as master developer, Harworth Group have undertaken extensive demolition, remediation and infrastructure works to support future serviced land sales to create Bassetlaw's newest community. The first 3 phases sold between 2017 and 2019 have now seen build out complete with approximately 400 homes under occupation. Subsequent phases have since sold in 2021 and 2022. There are two housebuilders currently progressing with developments on site.



Thomas Simpson was one of Britain's most successful professional cyclists.

The Opportunity – Parcel 3C

Parcel 3C at Simpson Park provides an opportunity for a housebuilder to acquire a substantial development site at one of Bassetlaw's newest communities. The parcel extends to approximately 15.14 acres with proposals to accommodate circa 245 units. The parcel is situated to the western side of the development, adjacent to the small scale country park.

The parcel will benefit from the brand new access point off of Blyth Road, which provides excellent connectivity to the A1. The parcel will be the gateway parcel off of the new access road which connects into Brinsley Way and the remainder of the development to the east.

Harworth specialise in the remediation and delivery of land for development and the opportunity is offered using this successful format of providing a remediated and serviced development platform to the successful bidder, upon legal completion.

There is no Affordable Housing required to be delivered on Parcel 3C. There is a primary school education contribution (anticipated to be approximately £3,500 per plot) which will be payable under the terms of the s106

agreement, with the liability being transferred for the units brought forward under this phase, to the successful purchaser.

An indicative layout plan which incorporates the constraints of the site is included and should be considered by bidders in formulating their proposals.

The site has a 2011 planning permission for up to 996 houses, and 40 acres employment development over the former colliery pithead. This has now been superseded by a fresh outline consent secured in September 2021 (18/01210/OUT) for up to 1,300 dwellings and a public house (with no employment). The 2011 permission is implemented in part following the sale of early parcels. The balance of the site, including parcel 3C, is to be delivered under the extant Outline permission.

Planning ref - 18/01210/OUT.

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SIMPSON PARK

Location

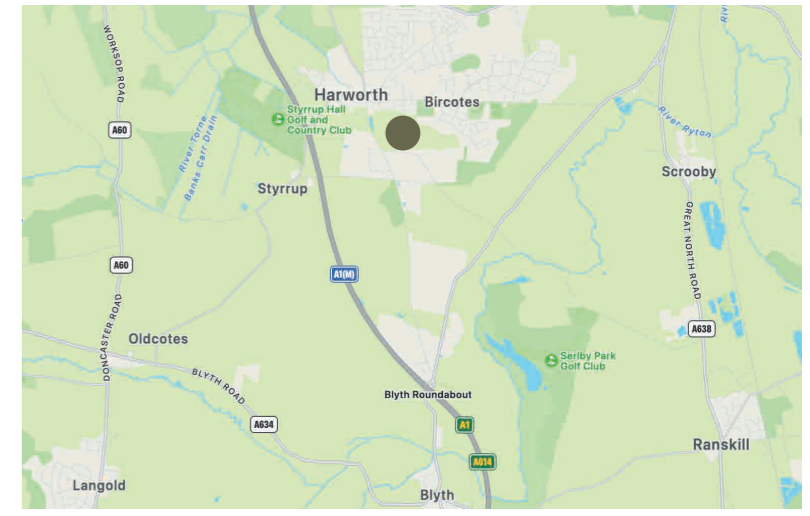
The site is located immediately to the south-west of the village of Bircotes, and to the south east of the village of Harworth. Simpson Park is approximately 1.25 miles to the north of Junction 34 of the A1(M) at Blyth Roundabout, which provides excellent access to the national motorway network. The regional economic hubs of Sheffield and Leeds are both within commutable distance being approximately 22 miles and 45 miles (40 mins / 1 hour) respectively.

Large employment area situated directly to the south of the site alongside great connectivity to the A1 providing wider access to major employment hubs in Doncaster to the North and Worksop to the South

The sites location benefits from key local amenities with 3 schools, catering for a range of age groups, situated within a 1 mile radius. Train stations at Worksop and Doncaster are located 9 miles and 10 miles away respectively.

Simpson Park is conveniently located benefiting from the following nearby educational facilities:

Educational Centre	Distance
Serlby Park Academy	0.9 miles
St Patricks Catholic Primary School	0.8 miles
Doncaster College	12 miles
University Campus Doncaster	12 miles



Train stations available at Worksop and Doncaster - 9 and 10 miles away respectively.

Regular bus services run from Scrooby Road, located 0.4 miles to the north of the site.

Leeds Bradford Airport is located 53 miles to the north west of the site.



All plans/photographs are for illustrative purposes only and should not be taken as accurate.

Indicative capacity plan (red line indicates sale plan) - Not to scale

SIMPSON PARK

Deadlines & Bid Process

Interested parties are required to complete a Technical Q&A Response form in order to specify any technical or legal queries that arise from reviewing the information pack accessible via Harworth's data room.

All bidding parties are required to populate the bid proforma in the data room which sets out the basis in which offers are to be provided.

Failure to comply with this requirement will result in an uncompliant bid. Offers are sought for noon 8th May 2024 and are to be submitted to:

Matthew Jones
Savills
 3 Wellington Place
 Leeds
 LS1 4AP

MJones@savills.com

Data Room

The technical pack is available via request from the marketing agent.

Please refer to the technical information schedule on the website homepage which provides a breakdown of documents.

Letters of reliance will only be provided on the documents referenced accordingly on the technical information schedule.

General Information

Offers are invited via informal tender for the Freehold interest in the site extending to approximately 15.14 net acres and as outlined in red on the boundary plans within the brochure and data room.

Offers expected on an unconditional on planning basis.

No Affordable Housing Provision.

Allowance for on plot utilities connection cost of £500 per dwelling

Education contribution of £3,500 per plot.

CIL contribution from housebuilders of £5 per m2 will be applicable.

Housebuilder to allow for substation installation within development parcel.

Housebuilders will be obligated to provide 12 single story bungalows within the development.

An indicative foundation zoning plan is included within the data room and should be considered when formulating an offer.

Open space to be laid out in accordance with landscape design and transferred to the ManCo.

A utilities connection plan is included. SW and FW connections can be made to the strategic drainage system in accordance with the details included.

600mm Capping Layer to be provided by purchaser/ Topsoil to be imported by purchaser.

Practical completion of the earthworks is anticipated Q3 2024 to enable legal completion of the plot sale by December 2024.

VAT will be payable on the purchase price.

A deposit will be required upon exchange with the balance payable in full upon completion.

SIMPSON PARK

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