



For Sale

Phase 4 Locking Parklands, Weston-super-Mare

3.0 Ha (7.4 ac) serviced land with outline planning for c.120 dwellings

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Highlights



Site Area

3.0 Hectares (7.4 ac)



Planning permission for

c.120 dwellings



Recent sales values

£300+ sq ft



High Quality Development

Award-winning



Homes England



ST.MODWEN



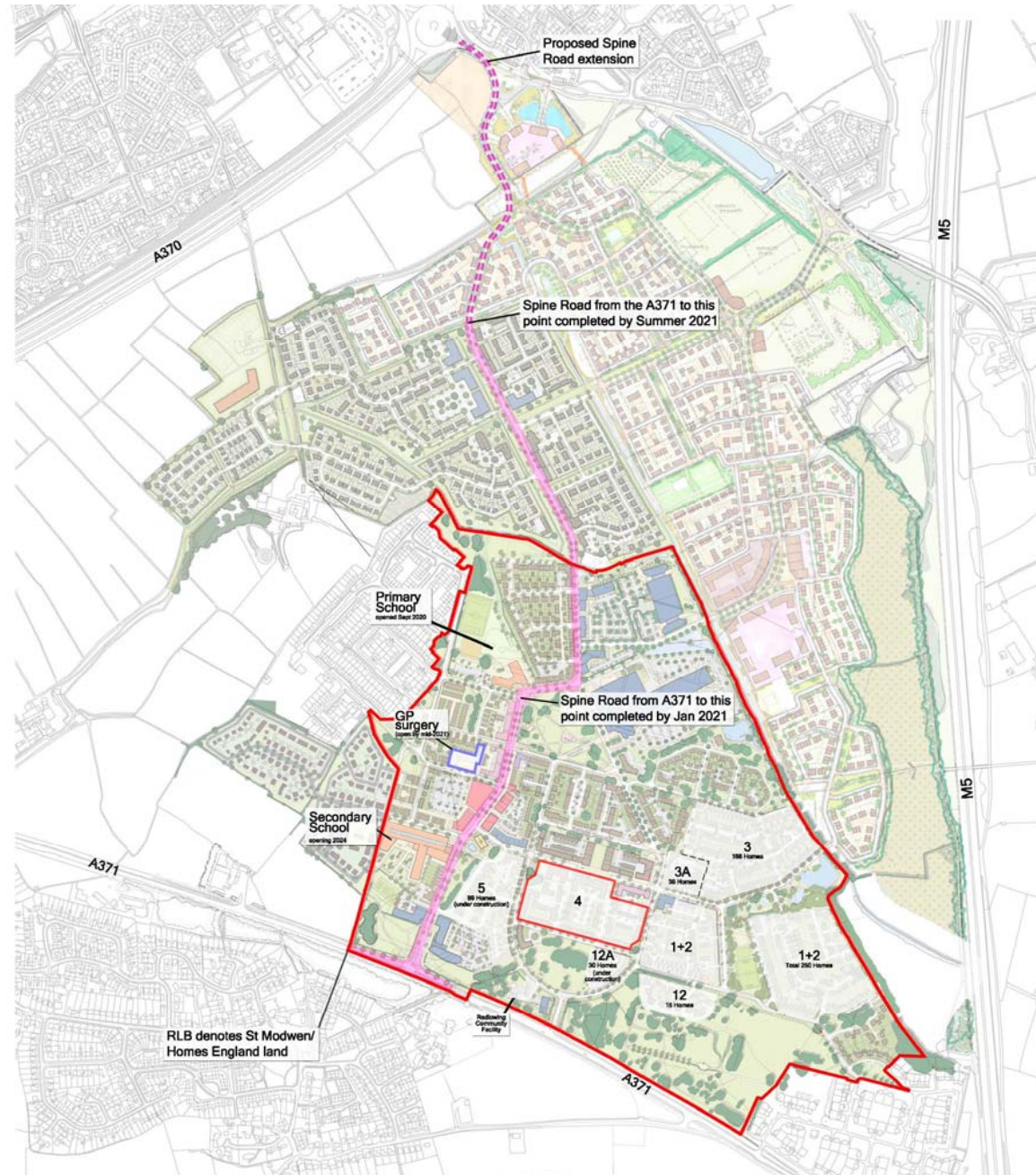
Opportunity

Locking Parklands is an exemplar development by St. Modwen and Homes England over an 81 hectare (200 acre) site in a unique parkland setting providing a high quality and sustainable environment to live and work.

Locking Parklands is a major mixed use scheme that is planned to deliver a total of 1,450 homes and over 70,000 sqm of employment floorspace, including a new high street, schools and leisure facilities as well as 32 ha of open space.

There are currently 500 homes and 600 sq m of employment space at Locking Parklands, all of which have been delivered by St. Modwen Homes. The innovatively designed homes and high quality open spaces have created a desirable award-winning development with a strong sense of community.

St. Modwen and Homes England are now seeking a partner to deliver the next phase of development via a freehold sale. This high profile phase benefits from outline planning permission and is serviced to it's boundary.



The Vision

The masterplan for Locking Parklands which emerged out of an Enquiry by Design process looks to retain the historic features and layout of the RAF base to create a legible place.

The airbase had a formal layout as can be seen in the aerial photograph. The masterplan emphasises the importance of the crescent and the parade ground at the heart of the development.

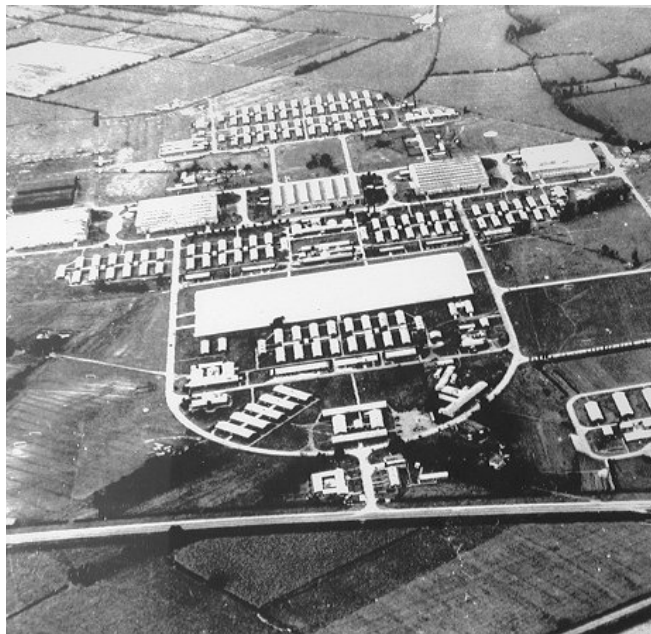
The regularity is also reflected in the linear streets of the residential areas which have green verges and tree planting, creating a 'parkland' character.

The houses are characterised by simple elevations, pitched roofs with limited eaves overhangs and vertical windows. Gables are relatively common and a strong projecting verge is a common feature. Materials are predominantly buff brick and render to emphasise gable ends or other important features.

The vision includes:

- over 24ha of open space, including a central park, parkland 'arboretum', playing fields and wildlife corridors;
- 32ha of residential land providing up to 1,450 homes;
- 11ha of leisure, retail and employment space;
- a new Primary School which opened in September 2020 and is called Educate Together Parklands Primary;

- a new high street fronting the Spine Road with shops, cafes and a convenience store. Work is about to commence on a new GP surgery which will open in autumn 2022;
- a new secondary school which will be known as the Winterstoke Hundred Academy Expansion. The Cabot Trust has been selected as operator and North Somerset Council are in the process of procuring a design and build contractor with a view to delivering the school by 2024;
- A well structured management regime through a Community Interest Company that promotes community cohesion and integration. At a very early stage of the development a community facility was provided within an existing chapel building, known as the Radio Wing.



Location

Locking Parklands is located on the edge of the seaside town of Weston-super-Mare, strategically located 18 miles south west of Bristol and within a short distance from junction 21 of the M5 motorway.

Access to Locking Parklands is via the A371, which forms the main route between Weston-super-Mare and Banwell, Winscombe and the A38. There are good road, rail and air connections with Weston-super-Mare mainline train station approximately 4 miles to the west and Bristol Airport approximately 13 miles to the east.

Significant highways improvements are underway including the construction of the first section of a new link road between the A370 and the A371 that runs through Locking Parklands.

When complete this will provide a more direct link to Junction 21 of the M5.

North Somerset Council has also secured £97m through the Housing Infrastructure Fund for other highway improvements including the delivery of a bypass around the nearby town of Banwell.

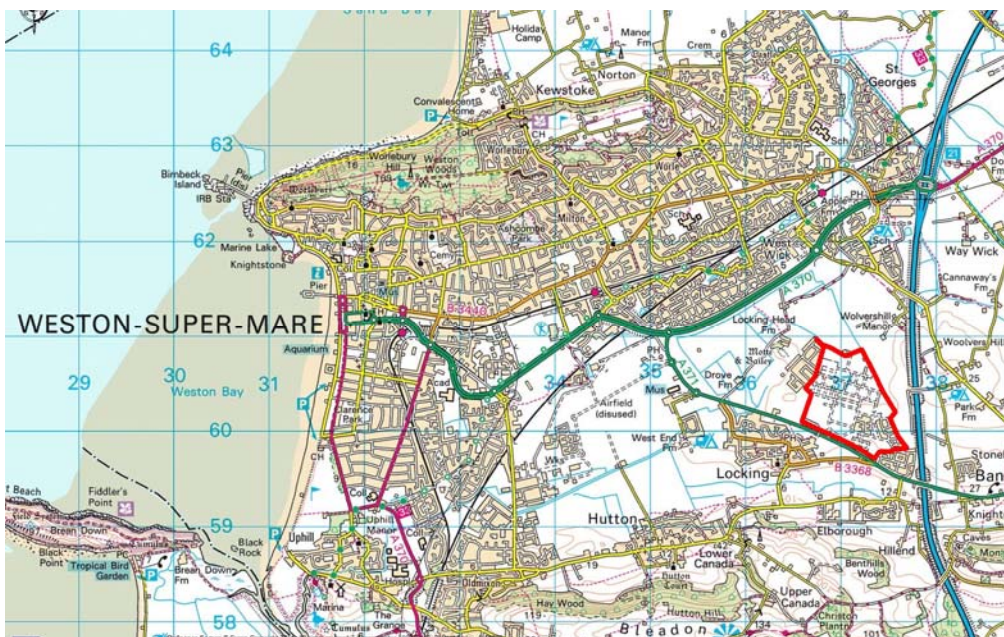
Surrounding Area

Weston-super-Mare seafront and the Mendip Hills are within a short distance of Locking Parklands. Weston-Super-Mare's vast beach of fine sand is one of the biggest in the country, stretching as far as the eye can see in a graceful curve.

There are new attractions at Dolphin Square's leisure complex with a cinema, gym, alongside several cafés and restaurants.

Just a short distance out of town brings a change of scenery as you reach the Mendip Hills, where landscape including dramatic gorges, caves, views over the Bristol Channel and Iron Age hill forts can be found.

Part of Locking Parkland's appeal is the proximity to the beach and the Mendips, while being within a short travel time to the M5 and into nearby locations such as Bristol.



Phase 4 Description

Phase 4 is situated in a high profile location directly in front of but set back from the current access off the A371, fronting onto an attractive parkland area with large mature trees.

The land is formed by grassland and the former parade ground.

Phase 4 extends to approximately 3.0 hectares (7.4 acres) and will provide an opportunity to build c120 homes. The phase also includes a small provision of employment space in the north east corner; approximately 1,200 sqm of office use. This is does not form part of the sale.

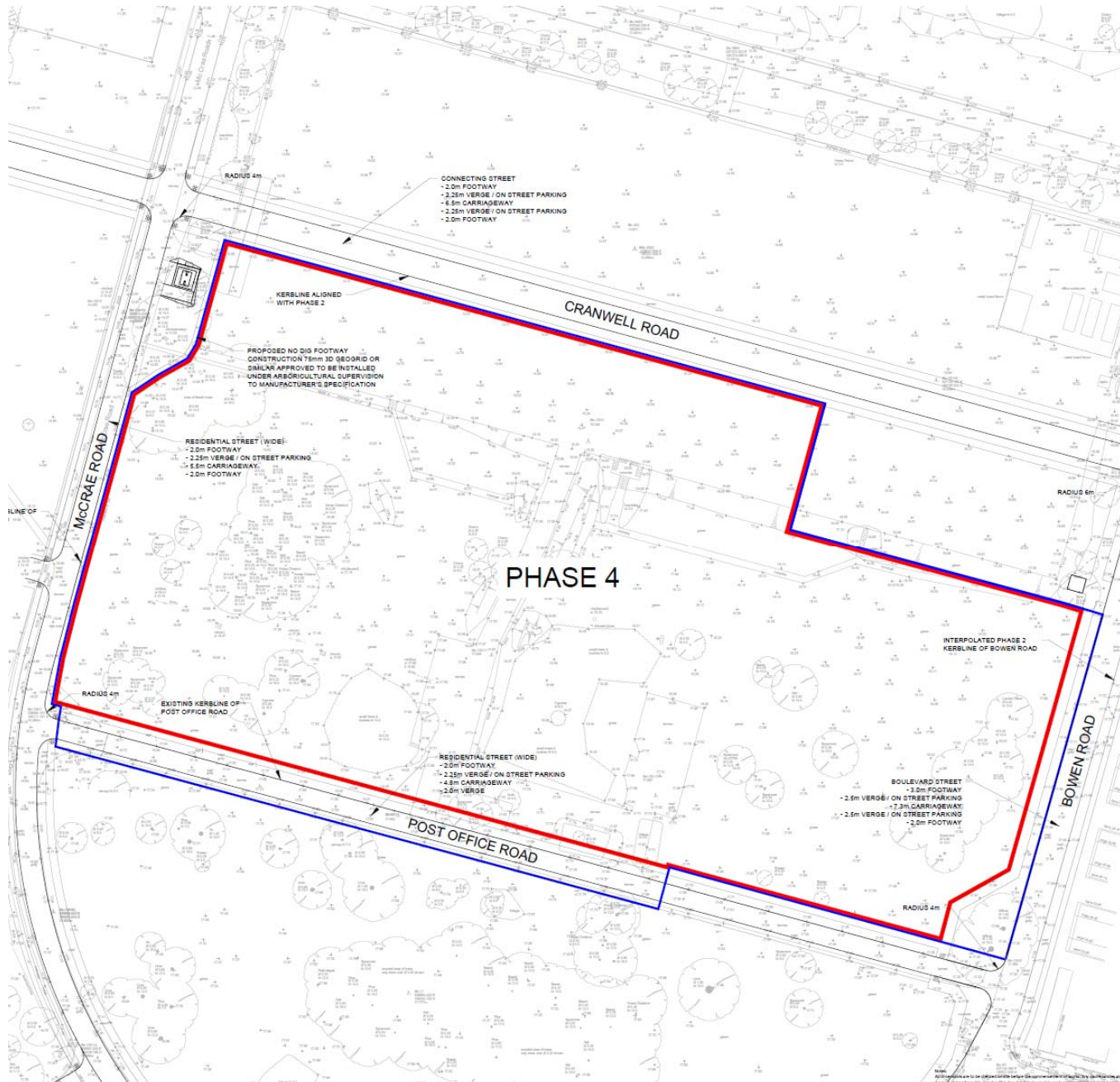
Buyer's Infrastructure Requirements

The Buyer will be responsible for site preparation works including removing trees, earthworks and levelling.

The Buyer will be responsible for infrastructure works shown edged blue on the plan below. This includes design and construction of the western section of Post Office and design and construction of a footway and verge along Bowen Road.

Cranwell Road has been constructed with sacrificial kerbs along its length and it will be for the Buyer to design and install the necessary accesses, footways and parking bays to accord with its layout and to install conservation kerbing in accordance with the Design Code. The same principles apply to McCrae Road.

Further detail of the Buyer and Seller responsibilities are detailed within the Phase 4 Buyers and Sellers Works Specification included in the data room.



Design Code

The phase is to be delivered in compliance with the Locking Parklands Design Code as revised in October 2018 (approved December 2018). The Design Code has been developed to ensure that the high standards of quality and design delivered across the first phases of development are maintained across the scheme. The Design Code identifies a number of specific requirements for key routes and character areas. Phase 4 falls within the 'Historic Core' character area, which is summarised in the green box below.

The Design Code specifies that a higher density of development is required for the Historic Core at 40 dwellings per hectare and states that 3 storey buildings should be developed along main streets with 4 storey units fronting Cranwell Road.

In addition to the design code, the below are required design items:

- Building for Life 12
- Secured by Design Silver
- Communal TV/radio/satellite
- Rear access/space for bins and recycling
- Utility boxes not on frontages to streets or open space unless sufficiently concealed.

Non-inclusion of these items will render bids non-compliant.

Estate Management

Locking Parklands has an established estate management regime, run by a Community Interest company (CIC) to ensure that a high quality, well-managed, sustainable environment is maintained across the development.

The CIC has appointed a managing agent to carry out its responsibilities to maintain communal areas through a service charge that is payable by the residents and commercial occupiers on Locking Parklands.

On an annual basis a service charge budget is drafted and approved to provide these services. The annual service charge for a house currently sits at £230 per annum. Within the service charge is a Community Levy of £50 per annum to facilitate community engagement and cohesion, to support a sustainable community.

There are several estate covenants and site-specific design requirements associated with the location of utilities, flues, storage, integral garages and security. These covenants are intended to ensure that Locking Parklands remains a safe, clean and friendly environment for its residents and that the high quality standards of the scheme are maintained.



Parade Street is part of the masterplan area which responds to the formal layout of the former air-base. In particular the alignment of the street, and location of the central space, reflects the location of the former parade ground. The topographical importance of this area is highlighted in Section 1 of the code. Development must reinforce the location of Parade Street on the ridge by delivering taller buildings along the street, and by providing a public space with long distance views over the lower ground to the north.

Parade Street connects the High Street to the employment area on Park Street/Bowen Road and whilst it will be predominantly residential in its core area, it must have a strong urban character and a mix of uses.

The Planning

The majority of the Locking Parklands site, including Phase 4 (but excluding 250 dwellings and 5,500 sqm of employment consented under phases 1 & 2, which were separate earlier full planning permissions) benefits from an outline planning consent reference 13/P/0997/OT2 granted 17 July 2015.

The outline consent was accompanied by a Section 106 agreement which includes a series of obligations relevant to the phase. The Section 106 agreement should be read in conjunction with the Deed of Variation dated 19th September 2018. Of particular note are the Affordable Housing obligations, which are a minimum of 13% without public subsidy, in accordance with a specific mix of product and housing type. Additional Affordable Housing provision is permissible up to an addition 17%; i.e. the maximum delivery of Affordable Housing on this phase must not exceed 30%.

A reserved matters application has also been submitted for infrastructure surrounding the plot 4 site and for works to the plot itself to ensure it is prepared for development, the application (18/P/4085/RM) was approved in July 2019.

We would also note that the site is covered by a blanket Tree Preservation Order (as well as smaller TPOs).

VAT

The site is elected for VAT.

Data Room

A comprehensive data room is available - Registration is required.

lockingparklands.avisonyoung.co.uk

Bid Requirements

Homes England is undertaking a Formal Tender process, seeking bids on a **Freehold, Subject to Reserved Matters** basis.

The selected partner will **be responsible for making reserved matters applications at their own cost**, subject to sign off from St. Modwen and Homes England (acting reasonably).

Homes England is open to **deferred land value payments**, with a suggested distribution of 5% on exchange, 45% when the contract goes unconditional (Reserved Matters approval) and the balance at the earlier of 50% of sales or 18 months from completion.

Bids must adhere to the Design Code, additional design requirements and Affordable Housing limits. Non-compliant bids will be considered but **Homes England reserves the right to disregard bids on the basis of non-compliance.**

Bid date

Bids must be emailed only to tenders@homesengland.gov.uk quoting exactly "Tender Reference: D19049" in the subject box by **5pm on Friday 29th January 2021.**

Further Information

For any queries, please contact the Sole Agents, Avison Young. Contact details can be found on the rear of these particulars.

"Outline application with Environmental Impact assessment for large scale major mixed use residential, employment, education and infrastructure development to include up to 1200no. residential dwellings (excludes 250 dwellings consented under phases 1&2); up to 5.5ha of employment development – use classes B1, B2 and B8 (excludes B1 development consented under phase 1); up to 2.1ha of retail, services, cafe, restaurant, drinking, takeaway and community uses - classes A1/2/3/4/5/&D1; up to 5.15ha leisure use – D2 with ancillary uses; primary school – 2.4ha; secondary education – 1.8ha; with 32.4ha of landscaping, open space and necessary infrastructure works (includes elements within phase 1&2) and construction of new access from A371 (to amend access approved under leisure dome infrastructure consent). Details of access off A371 to be decided but appearance, landscaping, layout and scale all reserved for subsequent approval."



**If you would like to know
more please get in touch.**

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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