

South Hill Farm, Irthlingborough Road, Wellingborough, NN8 1RF

Potential development opportunity within Stanton Cross SUE subject to the requisite consents



- Farmhouse and associated buildings on self-contained site
- c.5.6 acre potential development opportunity subject to requisite consents
- Contained within the Stanton Cross SUE
- Approximately 1.5 miles east of Wellingborough town centre
- Excellent road and public transport connections
- Served by a range of amenities and community facilities



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|---|--|---|
|  Subject Site |  Stanton Cross Development |  Isebrook Hospital |
|  Primary Retail Areas |  Stanton Cross Primary School | |
|  Primary Arterial Routes |  Wellingborough Railway Station | |

All enquiries



Craig Straw
E: cstraw@innes-england.com
M: 07967 680964

0115 924 3243
www.innes-england.com

Executive Summary

Farmhouse and associated buildings on a self-contained site of c.5.6 acres which is contained within the Stanton Cross Sustainable Urban Extension.

When completed the Stanton Cross SUE will deliver an urban extension to the town of Wellingborough comprising over 3,500 dwellings, c.100 acres of employment, neighbourhood and local centres, a primary and secondary school together substantial elements of green infrastructure. Developers on site include Bovis Homes, Bellway and Tilia Homes.

The site benefits from excellent road communications being within c.2 miles of the A45 which in turn provides access to both the M1 and A1. Wellingborough Midland Mainline Railway Station lies within c.1 mile and provides regular services to London St. Pancras (55 minutes) together with other local centres.

Town and Country Planning

There is no planning history of note on the site itself however it is contained within the Stanton Cross SUE and a planning appraisal is included within the online Data Vault.

Local Planning Authority

North Northamptonshire Council
Swanspool House
Doddington Road
Wellingborough NN8 1BP

Tel: 0300 126 3000

Access

Access will be via a new spur road which is currently under construction. Further details are contained in the online Information Pack

Online Information Pack

An information pack including the following is available online via the Agent:

- Planning Appraisal
- Section 38 pack on access & services
- Topographical Survey
- Environmental Survey
- Ecological Survey
- Asbestos Report

Access to the database is password protected and available via the agents.

Offers

The site is to be sold by Informal Tender with offers being invited on a conditional or unconditional basis for the entire site. Interested parties are invited to **submit a proposal on or before 5pm 26th July 2024** in accordance with the bids letter attached.

VAT

We have been informed by the Vendor that VAT will not be charged in addition to the purchase price

Our Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Viewing

Access to the site can be arranged via the agents. Please note that Innes England and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit.

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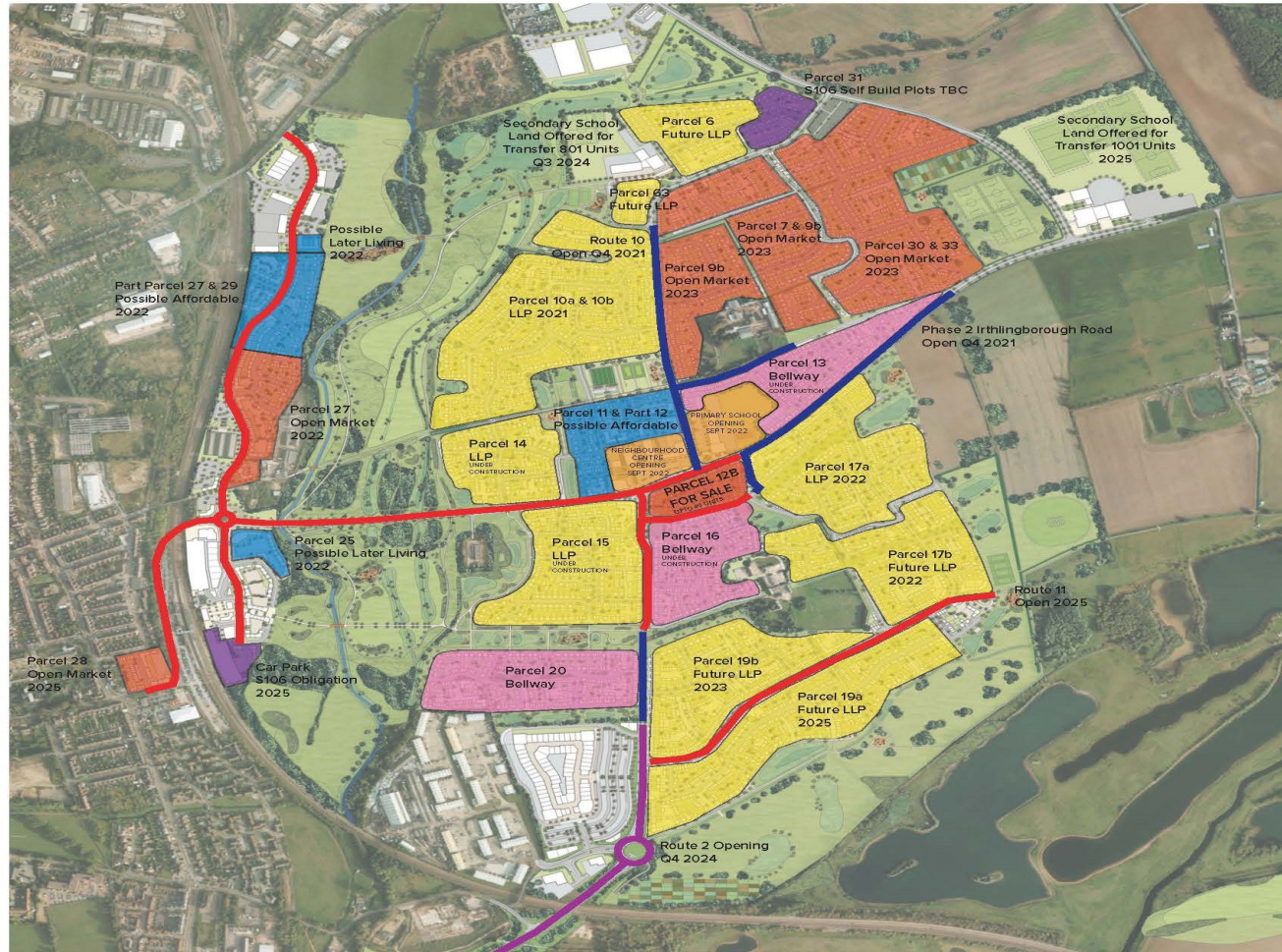


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Farmyard



Farm House

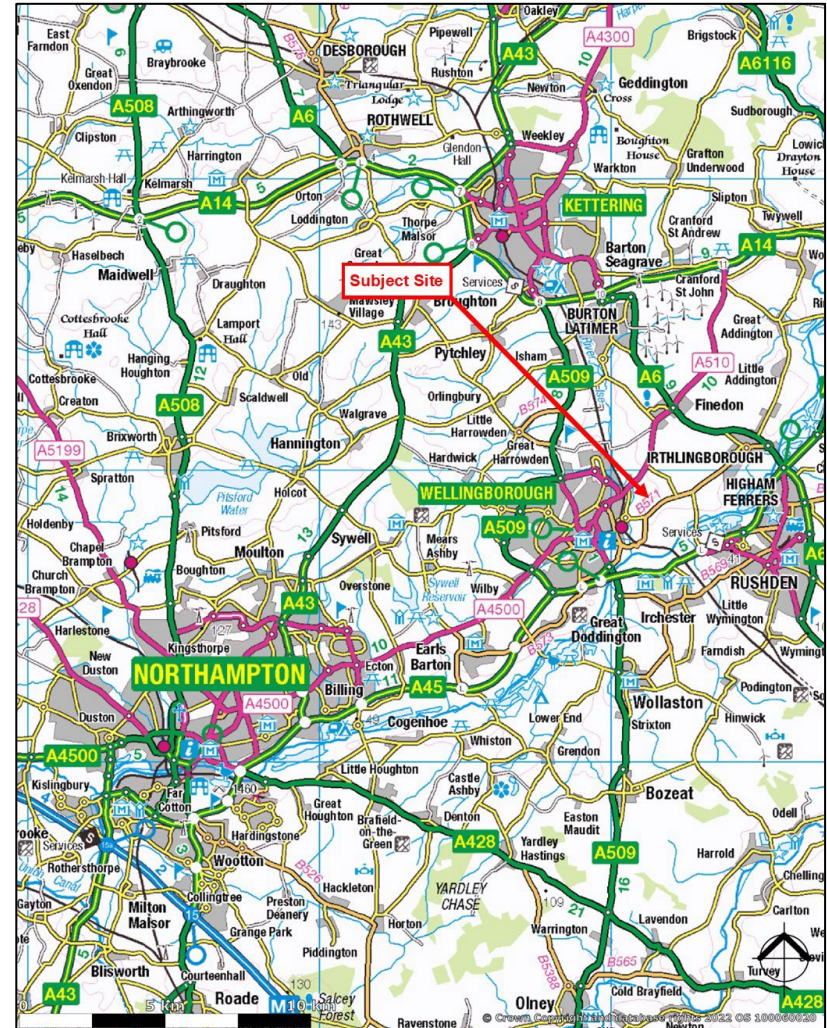


Stanton Cross Play Area



Primary School

SAT NAV: NN8 1RF



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Innes England for themselves and for vendors or lessors of the property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intended purchasers or leases and do not constitute part of an offer or contract,
- all descriptions, referable to condition and necessary permissions for use and occupation and other details are given without responsibility and any

intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- no person in the employment of Innes England has any authority to make or give any representative or warranty whatever in relation to this property.
- all rentals and prices are quoted exclusive VAT.

15 November 2022

Our Ref: CS/KJ

TO WHOM IT MAY CONCERN

Subject to Contract

Re: South Hill Farm, Irthlingborough Road, Wellingborough, NN8 1RF

Thank you for your interest in the Councils land at South Hill Farm, which is to be sold by Informal Tender and we are inviting Bidders to submit a conditional or unconditional offer (or both) in £s sterling which should be for a fixed amount and be submitted by e-mail to cstraw@innes-england.com and be addressed to Craig Straw marked "Private and Confidential".

Bids will only be considered if:

- Is in accordance with the tendering instructions provided.
- It is received by the date and time specified for receipt of offers.

Closing date for offers is 5pm on Friday 26th July 2024.

Offers must include:

1. Identity of Purchaser including a summary of their track-record and financial standing.
2. Offers are to be based on the property as seen and outlined for identification purposes only in the sales particulars.
3. Confirmation of whether the bid is subject to board or any other further approval.
4. Details of how the purchase and scheme of development will be funded together with a letter from the funding source confirming the funds/facility is in place.
5. Details of the payments profile being proposed.
6. A programme for exchange of contracts and formal completion together with deposit arrangements, status, and level.
7. Any conditions of an offer should be clearly stated within the offer.
8. Any Technical assumptions made in formulating the offer.
9. If the bid is conditional a proposed programme for the development.
10. Contents of the Surveys and other reports that have been provided or obtained by the bidder.
11. Details of any further due diligence, if any, to be undertaken together with related programme.
12. Conditional offers should itemise any abnormal cost, section 106, CIL, and affordable housing assumptions together with a masterplan of the proposed scheme.
13. A bidder may wish to include an overage agreement that offers to share proceeds over an expected GDV. If so the GDV and a suggested method of calculation are requested.
14. If the bid is supported by forward sales to operators such as affordable housing and / or PRS operators, then please confirm the following:
 - a. Who these operators are
 - b. The payments agreed in principal or otherwise
15. The bidder's solicitor's details.

16. All bidders will be notified of the outcome of its offer (successful/unsuccessful) via a e-notification sent from the Portal and by follow up email.

Notice

1. Any offer received by the Council or the Agent outside of the instructions provided, late, not in the correct form or not containing the correct content may be rejected as non-compliant.
2. No offers will be accepted that include a rising bid or if linked to another bid or property. If such a bid is received the Council may reject such a bid as non-compliant.
3. Please note all offers will be reviewed by North Northamptonshire Council but the Council, in its absolute discretion, is not bound to accept the highest or any offer.
4. Once bids have been received the vendor will enter a brief period of clarification that may or may not include an interview. If bids are deemed to be close a further round, or rounds, of bidding may be requested to generate a preferred bidder to proceed to contract.
5. Each party to be responsible for their own legal costs.

Late Bids

The Council's approach to "late tenders" will vary depending upon the method of land disposal used and considered in the context of the individual circumstances at the time.

I look forward to hearing from you in due course, but if I can be of assistance in the meantime then please do not hesitate to contact me.

Yours sincerely



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