LAND WEST OF PARK FARM THORNBURY

RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR UP TO 595 HOMES WITH OUTLINE PLANNING CONSENT



JOHN ALISON LAND & RESEARCH EST.1990





SELLING AGENT

John Alison Land & Research Ltd Unit 1 Priory Court, Poulton, Cirencester, Gloucestershire, GL7 5JB Charlotte Pink charlotte@johnalison.com T: 01285 851552 / M: 07545 119847

PROMOTER

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PROMOTERS' AGENT

CJH Land 9 Farleigh Court, Flax Bourton, Bristol, BS48 1UR Chris Glover chrisglover@cjhland.co.uk T: 01275 463588 M: 07836 632849

VENDORS' SOLICITOR

Womble Bond Dickinson 3 Temple Quay, Temple Back East, Bristol, BS1 6DZ Kayleigh Harrison-Dunford kayleigh.harrison-dunford@wbd-uk.com T: 0117 9896617

INTRODUCTION

Land west of Park Farm on the north western edge of Thornbury, is a very attractive block of around 88 acres of agricultural land, with outline planning permission, in one of the most sought-after locations in north Bristol. The consent is for the erection of up to 595 dwellings and the planning application (ref PT18/6450/O) dated 19th December 2018 was taken to appeal in September 2022 (Appeal Ref: APP/PO119/W/21/3288019), with the appeal allowed on the 13th February 2023.

Thornbury is 30 minutes or so by road to central Bristol and the M4 and M5 are easily reached in 15 minutes.

Patchway Station, operated by Great Western Railway, is around 20 minutes' drive, with regular trains to Bristol Temple Meads Station, London Paddington, the southwest of England, Wales and Birmingham. Bristol airport is around 45 minutes drive away.

The Local Plan review process in most Council areas around Bristol has stalled in recent years. Consequently, the land West of Park Farm, Thornbury provides an increasingly rare opportunity to acquire a major housing site in a superbly well serviced and connected location.

LOCATION PLAN



LOCATION

The site is in a superb location adjoining the urban edge of Thornbury on its north-western boundary. The land area for sale is approx 88.88 acres, comprising several irregularly shaped fields in agricultural use. The surrounding area has a quiet very rural feel, enhanced by open countryside to the north and west. Topography is generally flat and the site is bordered by attractive leafy hedgerows with mature trees. Altogether an outstanding location for housing.

Thornbury town centre and most schools are within walking distance from the site and most facilities in the town are accessible via foot-ways along residential roads within the Thornbury network. The public footpaths do provide a traffic free walking route towards the town centre.

Thornbury is very well connected by major arterial roads and rail links to the rest of the UK with short journey-times to employment, services and leisure opportunities, as well as international destinations from Bristol airport.



PLANNING

The land has outline consent (Appeal Ref: APP/ PO119/W/21/3288019) for the erection of up to 595 dwellings (C3); land for a primary school (D1); up to 700m2 for a retail and community hub (A1, A2, D1); a network of open spaces including parkland, footpaths, allotments, landscaping and areas for informal recreation; new roads, a sustainable travel link (including a bus link), parking areas, access and paths; and the installation of services and drainage infrastructure with associated infrastructure and open space. 30% of the dwellings are to be provided as affordable housing units.

The site will be sold with the benefit of the outline planning permission, as one lot, with the exact dwelling mix to be determined by reserved matters. However, the purchaser will be restricted from building more than 595 homes on the site.

The Planning Application, Appeal Decision and S106 Agreement are available to view in the Data Room.



RETAINED LAND

The landowners wish to retain control of a strip of land between points A to G to H, J to P and Q to R in the positions shown marked on the attached plan.

The control method will be agreed with the preferred purchaser prior to finalising contract documentation.

The landowners will require access to be provided to the retained land.at a point to be agreed with the purchaser.

TERMS AND CONDITIONS OF SALE

The Vendors' wish to select a suitable developer with experience in delivering high quality residential schemes and interested parties are invited to submit unconditional offers for the whole site via Private Treaty no later than: 12:00 noon Friday 11th August 2023.

Please submit offers by email to charlotte@ johnalison.com and in writing addressed to Mrs Charlotte Pink, John Alison Land and Research Ltd, Unit 1 Priory Court, Poulton , Gloucestershire, GL7 5JB

All offers must include the following:

- A clear financial proposal for the unconditional purchase of the site with timing of receipts to the Vendors'.
- The identity of the prospective purchaser, address, contactdetails including email address and a corporate statement supporting the bid.

• A layout of the proposed scheme, showing a maximum of 595 units, which supports the financial proposal.

- A schedule of private housing and an indication of the sq ft coverage and net developable area.
- A financial breakdown of the affordable housing deal usedin the offer, name of the proposed Registered Provider (RP) and a clear breakdown of the affordable housing mix and tenure splits.
- Confirmation that the sale contract and CPSE have been noted and that all planning conditions and S106 requirements have been costed and allowed for in the offer.
- •Confirmation that the prospective purchasers agree to work to the following timescales for the purchase:
- Examination and finalisation of bids by 25th August 2023
- Selection of preferred bidder and agreement of Heads of Terms by end September 2023
- Exchange of Contracts by end November 2023
- Completion of Purchase/Sale December 2023

The seller reserves the right not to accept the highest offer or indeed any offer.

Upon agreement of the Heads of Terms the selected purchaser will be required to provide a Solicitors' undertaking to cover the Vendors' reasonable professional costs.

Please note that the legal pack can be viewed from the data room, setting out in brief the Title Register.

The Promoter will be submitting a first Reserved Matters application pursuant to the Outline consent, to discharge Condition 2 Annexe C to the Appeal decision (which is that the first reserved matters application must be submitted within 12 months of the date of the Appeal decision). In addition the Promoter will be dealing with a number of technical approvals, full details provided in the Data Room.

The successful purchaser will be required to include the costs of the above work as part of their bid.

LANDOWNERSHIP AND TENURE

Sale is for the freehold and vacant possession will be provided upon completion of sale.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the existing Rights of Way, Wayleaves and Easements, whether or not specifically referred to in the particulars.

BOUNDARIES

The Purchaser will be deemed to have full knowledge of the boundaries. Neither the Vendors' or the Agent will be responsible for defining boundaries.

VAT

The Vendor reserves the right to charge VAT in addition to the purchase price on the whole of the land on legal completion.

LOCAL AUTHORITY

South Gloucestershire District Council, Engine Common Lane, Yate, South Gloucestershire, BS37 7PN.



VIEWINGS

The site can be viewed at any time from the adjacent road and footpath network. Access to the land is strictly by appointment only, with the Vendor's agent. T: 01285 851552 / M: 07545 119847 E: charlotte@johnalison.com

DATA ROOM

Additional information and a legal pack are available via the John Alison Data Room. For access to the data room please contact Charlotte Pink to register and request password.

DIRECTIONS

Postcode to get you to the site is BS35 1RD and the land is to the south of Oldbury Lane.



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IMPORTANT NOTICE

John Alison give notice, for themselves and on behalf of the promoter Barwood Land, the promoter's agent CJH Land and on behalf of the Vendors' of this property, that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only. No employee of John Alison, Barwood Land or CJH Land has any authority to make or give any representations or warranty whatever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchaser in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for reference purposes only and are not to be relied upon in any contract. Crown Copyright Reserved. Unless specifically mentioned all fixtures and fittings are excluded from the sale.

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