



Potential Residential Development Site Opportunity

Land South of Barons Cross Road (A44) and Morrisons Supermarket and crossing Ivington Road, Leominster, Herefordshire, HR6 8RH

johnamos
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Initial Expressions of Interest – Private Treaty

Land South of Barons Cross Road (A44) and Morrisons Supermarket and crossing Ivington Road, Leominster, Herefordshire, HR6 8RH

The site comprises some 76.10 acres (30.68 hectares)

Initial Expressions of Interest are invited subject to Planning Permission



INTRODUCTION

John Amos & Co are delighted to have been asked to invite Expressions of Interest for this significant major prospect for residential development in the town of Leominster, North Herefordshire.

The Vendors have commissioned both a Planning Statement by Tompkins Thomas Planning Consultancy and a High Level Transport Appraisal by Vectos Consultancy which when read together provide a summary of the existing planning policy position as well as access viability analysis and projected traffic impact assessment.

PLANNING

The Vendors have commissioned an Expert Planning Statement by Tompkins Thomas Planning Consultancy, summarizing the relevant policies. The prospective development of the site is a discrete component of the wider 1,500 dwelling Strategic Urban Expansion “SUE” at Leominster, the largest of Herefordshire’s market towns. Subject to the issues mentioned in the Statement the principle of residential development of the land is enshrined in both tiers of the Local Development Plan Framework.

The Statement concludes that, subject to the scheme demonstrating that it is representative of sustainable development, it can fulfil the fundamental principles of the policies intended to guide delivery of the SUE. The conclusion is that there should be no impairment to promoting a residential led development on the land in the immediate term.

INITIAL EXPRESSIONS OF INTEREST

Initial Expressions of Interest are invited.

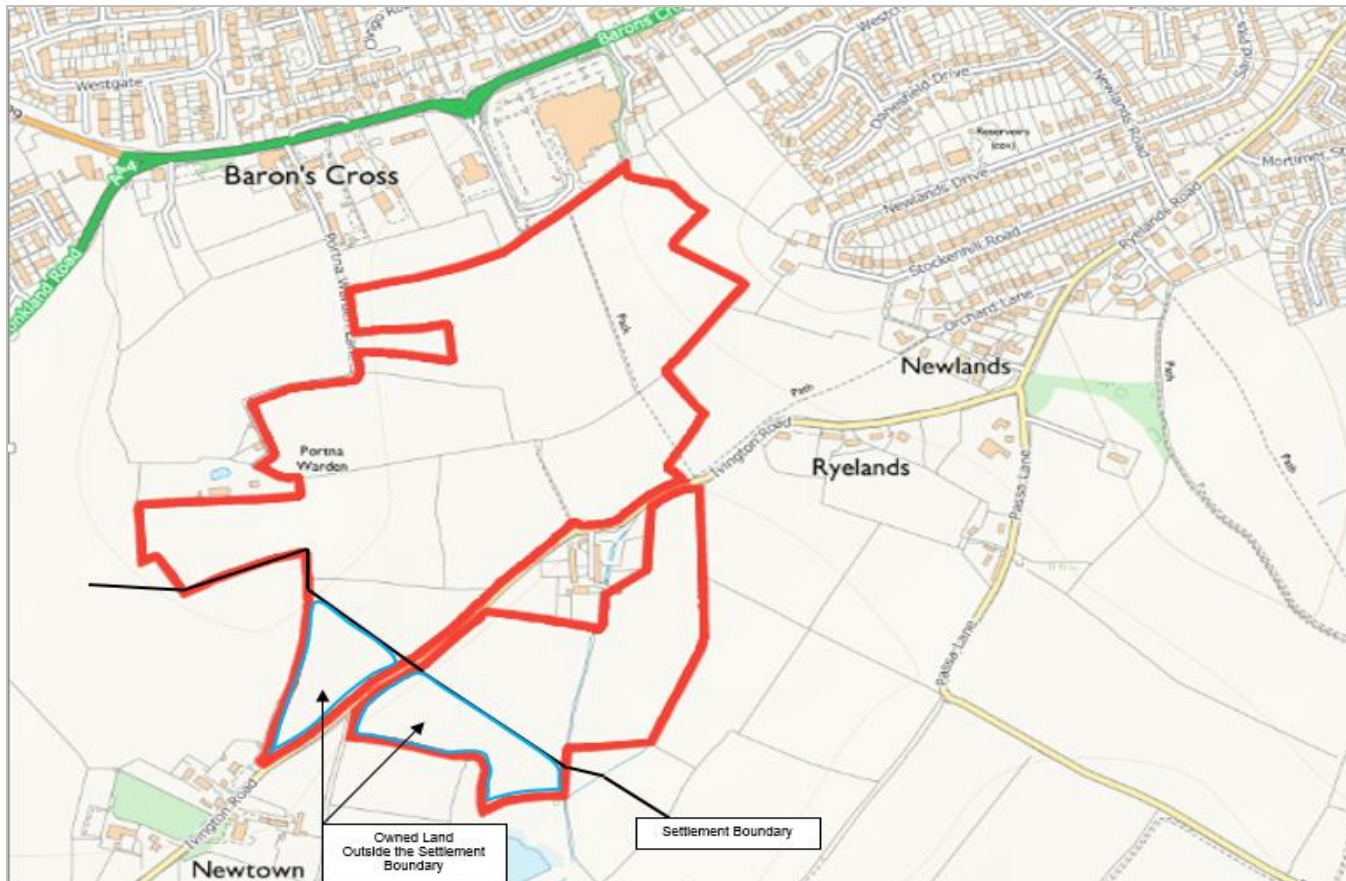
It is considered that eventual proposals are expected to be based on a Conditional Contract subject to planning permission being obtained. Current assumptions adopted by the Vendors in considering Expressions of Interest include:-

1. The proposal is a discrete “Western Phase” development of the Leominster Southern Urban Expansion.
2. Prior to confirmed routing and funding of the policy Link Road, the scheme is accessed principally from the Morrisons Road / A44 Barons Cross Roundabout, Ivington Road providing secondary access.

3. Legal rights and infrastructure adoption (S38 and S228 Highway Act 1980) are available to facilitate the principal access to the public highways.
4. The scheme anticipates phased development of 450 to 608 dwellings as well as the possibility of neighbourhood retailing.
5. The scheme reserves a Land Corridor for the future construction of a section of the policy Link Road.
6. The negotiation of potential Section 106 tariffs may include AQMA mitigation (prior to completion of the policy Link Road) and proportionate contributions to the cost of construction of the policy Link Road.

The vendor is happy to consider reasonable alternative bases for negotiation.

Once initial Expressions of Interest have been received, the Vendors will then consider these and may invite you to attend a meeting to discuss your proposals in more detail.



NET DEVELOPABLE AREA (INDICATIVE)

For the purposes of initiating market interest the owners have considered an initial projection of housing numbers based on a quantified assessment of gross to net developable area. Account is also made of the prospect that a land corridor will need to be reserved / dedicated for the provision of the Southern Urban Expansion Link Road. Excluding some of the land outside of the current Settlement Boundary, and in general anticipation of policy constraints in relation to public open space, LEAPs and LAPs, green corridors and flood risk assessment requirements it was considered appropriate to calculate a range of potential net developable areas. Excluding a land corridor for the anticipated relief road, the Vendor's advisors estimate that the gross acreage reduces from 76.10 Acres to 53.71 Acres. Applying a gross to net deduction on a range of discounts between 40% to 20%, the anticipation of net developable areas range from 32.23 Acres to 42.97 Acres. Applying the Local Authority's anticipated development density rate it has been estimated that net developable areas could provide as follows:-

- 13.04 Hectares – 450 dwellings
- 17.39 Hectares – 608 dwellings

ACCESS, TRANSPORT AND TRAFFIC IMPACT – HIGH LEVEL APPRAISAL

The Vendors have commissioned Vectos Consultancy to provide an initial assessment of access, prospective traffic impact on the highway system as well as mitigation of potential adverse effects. The Vectos High Level Statement addresses two potential scenarios – 450 and 608 dwellings.

On conservative estimates, the following key headline conclusions are drawn:-



- a) The existing junction serving the main site access (A44 Barons Cross Road – Morrisons roundabout) is sufficient to accommodate the proposed construction and development generated traffic.
- b) The construction of the access link from the existing highway is permitted by legal rights. Adoption guidelines (Sections 38 and 228 of the 1980 Highways Act) to be read in tandem.
- c) Air Quality – The precedent of contributions - based mitigation toward both the Bargates junction AQMA, as well as the SUE link road, is established via mechanisms contained within Section 106 Agreements.
- d) The existing A44 Barons Cross Road – A44 Monkland Road junction is currently considered to be operating well within capacity.
- e) Trip generation for the two residential led development scenarios propose additional car trips assuming a conservative 80 (A44): 20 (Ivington Road) distribution ratio in favour of the A44.
- f) Specific mitigation measures.

- g) The provision of the link road will result in significant alteration to the assumed existing distributions.



DIRECTIONS

From the A49 roundabout north east of Leominster (by OK Diner and BP garage) take the second exit into Mill Road. Follow the road for half a mile, take the first exit at the mini-roundabout and follow the road round until you arrive at a set of traffic lights. Turn right at the traffic lights and continue along the A44. Take the first exit at the roundabout to Morrisons and the development site is located straight ahead at the end of this road.

AGENTS

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VIEWING

Viewing may take place at any reasonable time upon production of a set of particulars.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared OCTOBER 2020..