

RESIDENTIAL DEVELOPMENT SITE

LAND AT LOWER SOMERCOTES, SOMERCOTES, ALFRETON, DE55 4NT

OUTLINE PLANNING WITH ACCESS FOR 99 DWELLINGS / PENDING RESERVED MATTERS FOR 90 DWELLINGS



Red boundary line
indicative only



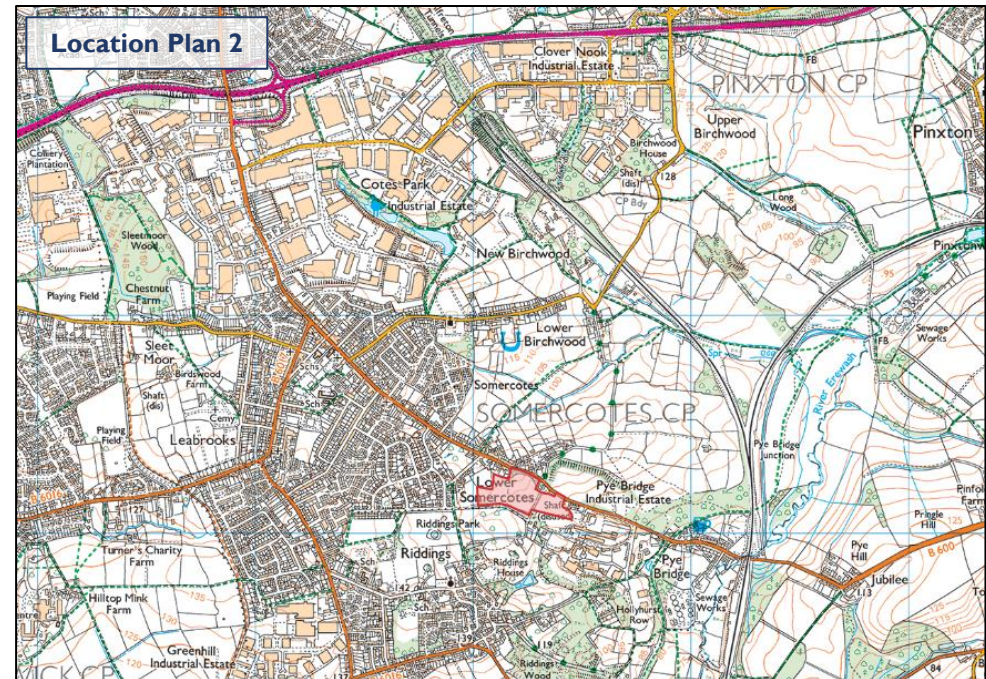
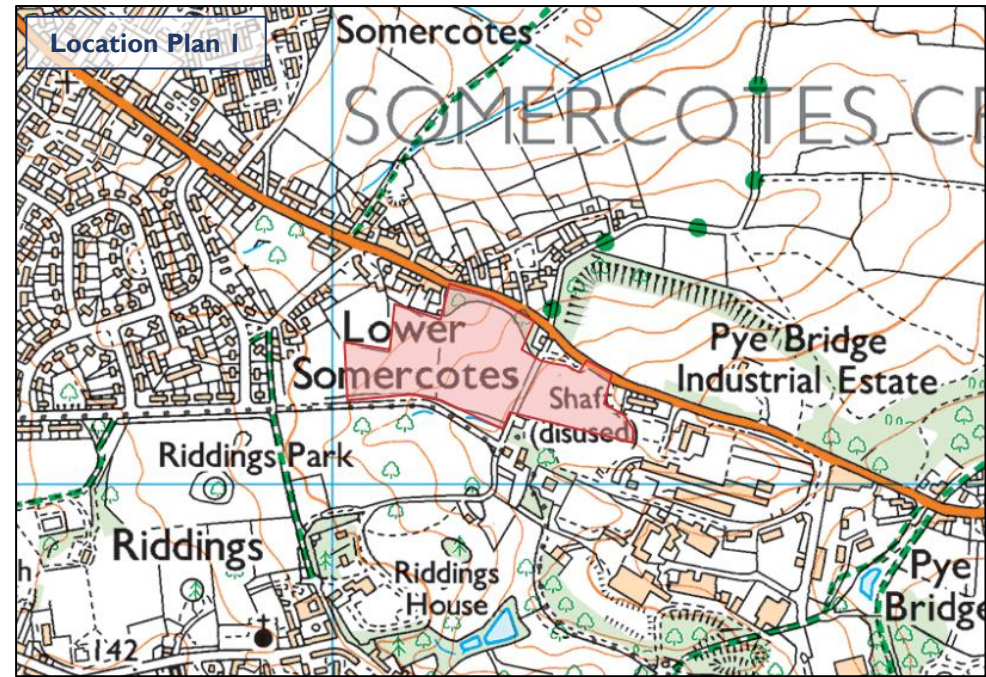
INTRODUCTION

Mather Jamie are instructed to market a development opportunity for 99 dwellings in Somercotes. The Site benefits from Outline Planning Permission (AVA/2018/0668) granted on appeal (APP/M1005/W/20/3248700 – 26.10.2020) for 99 dwellings with associated landscaping and recreational open space. A Reserved Matters Application for 90 dwellings has recently been submitted to preserve the consent (AVA/2023/0731) along with a twin-tracked Reserved Matters Application (AVA/2023/0800).

The Site extends in total to approximately 12.5 Acres (5.07 Ha) and is being offered for sale by Informal Tender.

The deadline for submission of tenders is **12 noon on Wednesday 13th December 2023**. All offers must be submitted in accordance with the tender pro-forma which is available in the dataroom.

Further information is available via the sole selling agent, Mather Jamie.



Sole Agents



matherjamie.co.uk
01509 233433

Robert Cole BSc (Hons) MRICS FAAV
robert.cole@matherjamie.co.uk

Karla Williams BSc (Hons)
karla.williams@matherjamie.co.uk

LAND AT LOWER SOMERCOTES, SOMERCOTES ALFRETON

An opportunity to acquire an 'oven ready' Site with Outline Planning Permission for 99 dwellings and a pending Reserved Matters for 90 dwellings in the convenient suburb of Somercotes in Derbyshire.

The Site extends to approximately 12.5 acres (5.07 Ha) and is being offered for sale as a whole.

LOCATION

Somercotes is a suburb located in Amber Valley with a population of circa 6,255 people and lies approximately 15 miles to the north east of Derby, 10 miles west of Mansfield and 17 miles north west of Nottingham.

Somercotes benefits from excellent road links to Derby, Mansfield and Nottingham, with the area located just to the south of the A38 which leads to Junction 28 of the M1 3 miles east. Alfreton train station is 2.5 miles north and is serviced by Northern and East Midlands Railway with regular services to Nottingham, Leeds, Liverpool and Norwich.

LOCAL SCHOOLING

Somercotes offers a range of existing schools with Riddings Infant and Nursery School (Ofsted Good) located 0.5 miles away and Riddings Junior School (Ofsted Good) located 0.4 miles away. Secondary provision is David Nieper Academy (Ofsted Requires Improvement) 1.6 miles away in Alfreton and Swanwick Hall School (Ofsted Requires Improvement) 1.6 miles away in Swanwick.

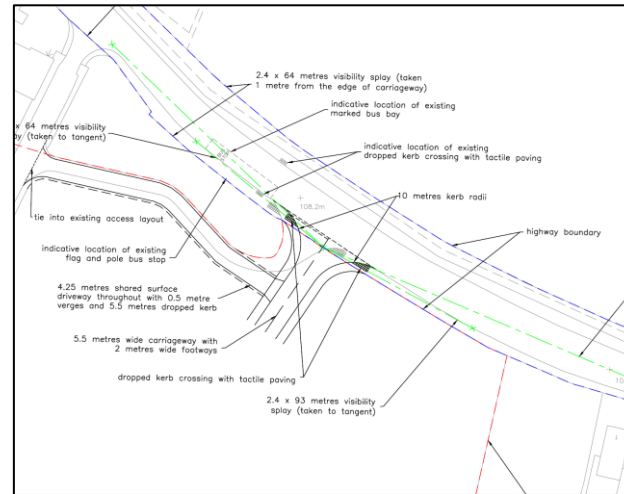
THE SITE

The Site provides an excellent development opportunity located on the fringes of Somercotes. To the north is the main road Lower Somercotes, east is a small row of terraced houses, to the south lies part industrial estate and part open fields and to the west lies fields and existing housing.

SITE ACCESS

The Site is currently accessed from Lower Somercotes. The what3words location is comedians.august.lateral.

The Vendor's consultant has prepared an access strategy ref: F17017/01 A and a copy is available in the dataroom.



PLANNING POLICY

At the time of the outline application Amber Valley Borough Council were unable to demonstrate a five year supply of deliverable housing sites and their Local Plan covered the period up to 2011, so was time-expired. This presented an opportunity for the Site to be put forward for development.

It was considered the Site would result in a high standard of residential amenity with a safe and suitable access, in a sustainable location with good access to public transport and a range of services and facilities.

PLANNING PERMISSION

The Site benefits from Outline Planning Permission (AVA/2018/0668) granted on appeal (APP/M1005/W/20/3248700 – 26.10.2020) for 99 dwellings with associated landscaping and recreational open space. All matters reserved apart from access. The pending Reserved Matters applications are detailed further on page 5.

A planning summary has been prepared by DPDS Consulting and is available in the dataroom. Some pertinent points are listed below (not exhaustive):

- Aside from the 'standard' conditions that would be expected, there are Site specific conditions relating to mining legacy, contamination and remediation, noise, pedestrian links, EV charge points, BNG, trees and archeology.
- It should be noted that the planning application "red line" area differs very slightly from the Section 106 Agreement plan in as much as the planning application included an electricity sub-station site within the open space area (although no change was proposed). This land has subsequently been the subject of a separate planning application for a separate detached dwelling with its own independent access from the B600 which is currently under construction.

SECTION 106 AGREEMENT

The Section 106 was signed on 1st October 2020 and includes the following obligations:

- Affordable Housing: 30% (90% Affordable Rented 10% Intermediate).
- Bus Stop Contribution: £8,000
- Education Contribution: £556,654.14
- Healthcare Contribution: £47,616
- Off Site Public Open Space Contribution: Calculated if applicable.
- On Site Public Open Space: 56m² per dwelling unless off site.
- Outdoor Sports Contribution: £18,920.88
- Travel Plan
- Travel Plan Monitoring Fee: £5,075
- Youth Recreational Contribution: £45,135.09
- Monitoring Fee: £500
- Indexation is applicable.

CIL

Amber Valley Borough Council do not charge CIL.

AFFORDABLE HOUSING

The Section 106 Agreement requires 30% of dwellings to be delivered as Affordable Housing with 90% Affordable Rented and 10% Shared Ownership. The Affordable Housing Scheme is to be approved in writing by the Council (pre-commencement) however, the Section 106 outlines the units are to be 1, 2 and 3 bed only.

An Affordable Housing Commuted Sum is an option should Registered Providers decline to offer for a period of time and subject to proof being provided to the Council.

AUTHORITIES

Water:	www.stwater.co.uk
Gas:	www.cadentgas.com
Electricity:	www.westernpower.co.uk
Local:	www.ambervalley.gov.uk
Highways:	www.derbyshire.gov.uk

RESERVED MATTERS AND PLANNING CONDITION DISCHARGE

PNNH has submitted validated applications for reserved matters approval in accordance with the requirements of Condition 1 (AVA/2023/0731 and twin-track application AVA/2023/0800), both submitted in time with reference to Condition 2.

PNNH has submitted applications for the discharge of various conditions, as follows:

- Condition 5 - submitted and approved
- Condition 6 - submitted and approved
- Condition 7 (a)(i) - submitted and approved
- Condition 7 (a)(ii) - submitted and approved
- Condition 7 (a)(iii) - submitted and partially approved - outstanding material for submission will be the final foundation specifications (site purchaser to finalise)
- All of the Technical reports and submission documentation has been produced in accordance with the requirements of Condition 7 (f).

- Condition 13 - the Travel Plan has been produced. Held pending sale, will be submitted by site purchaser in the normal course of development.
- Condition 17 (a) - submitted and approved
- Condition 17 (b) - compliance - submitted and approved
- Condition 17 (c) - All site works required by the WSI, together with additional works subsequently requested, have been completed to the satisfaction of the County Archaeologist - submitted for discharge of condition (reporting agreed and provided for) awaiting final approval from the LPA. There are no outstanding pre-commencement matters pertaining to archaeology.

GROUND AND REMEDIATION

Smith Grant have completed a Contaminated Land Site Investigation Report and Remediation strategy which concludes as follows:

- Groundwater was encountered in 4 of the 16 shallow boreholes (WS01, WS03, WS05 and WS07) at depths of between of 1.56m and 4.68m.
- Minor exceedances for lead and PAHs were reported in the shallow soil samples linked to natural background concentrations and a coal signature.
- Treating the Site as a single averaging area the lead concentration is below assessment criteria and the presence of PAHs within coal fragments is of low risk to human health. It is therefore concluded the Site topsoil is suitable for reuse within a residential setting.
- A 12 round gas monitoring programme has been undertaken which reported low concentrations of methane and carbon dioxide. A single location reported carbon dioxide above the 5% threshold, in which case basic gas protection measures would be required.
- Ground conditions are varied and as such a mixture of foundations including deepened and reinforced will be required. In areas where rock cover to the coal workings is less than 15m, remedial grouting will be required.

- One mine shaft is present to the central northern boundary of the Site.
- Vapour protection measures are required along with air-lance testing for each plot.

UTILITIES

A utilities report has been commissioned and is available in the data room.

OVERAGE

Bidders are encouraged to indicate their tolerance to Overage in respect of the Site, to potentially deal with coverage, sales values and Affordable Provision.

VALUE ADDED TAX

The Site is to be elected to tax and therefore VAT will be chargeable on the purchase price. The Vendor reserves the right to not elect to charge VAT at any time.

BOUNDARIES

The Agent will make reasonable endeavors to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

RESERVATIONS AND OBLIGATIONS

The Vendor will discuss with the shortlisted parties the intention to preserve access rights to neighbouring third-party land, at locations to be agreed, by way of ransom and an option over service corridors.

LAND REGISTRY

The Site is registered freehold title absolute under Land Registry title DY252285. A copy of the title plan and register are available in the dataroom.

TENURE

Vacant possession will be provided on completion.

RESERVED MATTERS APPLICATION

The Site benefits from Outline Planning Permission (AVA/2018/0668) granted on appeal (APP/M1005/W/20/3248700 – 26.10.2020) for 99 dwellings with associated landscaping and recreational open space. All matters reserved apart from access. The Outline Planning Permission was valid until 26th October 2023 therefore, Paul Newman Homes and the Vendor have submitted a Reserved Matters Application (AVA/2023/0731) for 90 dwellings to preserve the consent along with a twin tracked application (AVA/2023/0800).

The Reserved Matters Application was validated on 2nd October 2023, and it is anticipated that a decision will be made in January 2024.

A full suite of documents which were submitted as part of the Reserved Matters Applications, along with drawings, are available to download from the data room. Any additional documents submitted as part of the Reserved Matters applications will be made available throughout the marketing process.

RESERVED MATTERS HOUSING MIX

The Reserved Matters Applications proposed housing mix is as follows:

- 16 no. 2 bed houses (18%)
- 27 no. 3 bed houses (30%)
- 42 no. 4 bed houses (47%)
- 5 no. 5 bed houses (5%)

AFFORDABLE HOUSING

The Section 106 Agreement requires 30% of dwellings to be delivered as Affordable Housing. The Reserved Matters Applications allow for 27 dwellings (30%) to be delivered as Affordable Housing. A breakdown of the housing mix is available in the data room.

DRAINAGE

The surface water will be dealt with via an attenuation pond south-west of the primary access road with swales running parallel along the south-west up to the point where the existing private access road meets the primary access. Foul water will be disposed of via a connection to the existing drainage network. Details of the Drainage Strategy are available in the data room.



View looking east



View looking south-west



LOCAL HOUSEBUILDER ACTIVITY

New build residential development has primarily been located in Alfreton and Swanwick.

Volume housebuilders are achieving good average values per sq ft between for nearby new build developments:

- Peveril Homes – Lily Street Farm, Swanwick – £254ft²-£314ft² gross
- Wheeldon – Outseats Farm, Alfreton – £264ft²-£298ft² gross

Assuming a 5% incentive discount, values range from £241ft²-£298ft².



PROPOSED TIMETABLE

Marketing: November 2023-December 2023

Bid Submission Deadline: 12 noon Wednesday 13th December 2023

Shortlisted Parties Interviews: 15th December 2023

Exchange: 31st January 2024

Completion: 27th March 2024

DATAROOM

A website dedicated to the sale can be found via the Link: [Lower Somercotes](#)

Please be aware that the dataroom requires users to log in and await authorisation which will be given as soon as possible following initial registration. **Please click 'No Account? Register here' and create an account to gain access.**

VIEWINGS

Viewings of the Site **must** be arranged with Mather Jamie in advance. Neither the Vendors nor the Agents are responsible for the safety of those viewing the Site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The Site is offered for sale by Informal Tender. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the dataroom listed above. The Vendor's preference is for unconditional offers. The Vendor reserves the right to sell prior to the tender date and reserves the right not to accept the highest nor any other offer.

Offers are invited from interested parties by **12 noon on Wednesday 13th December 2023.**

ENQUIRIES

For further information regarding the Site, please contact the selling agents: -

Contact: Robert Cole

Tel: 01509 23343

E-mail: robert.cole@matherjamie.co.uk

Contact: Karla Williams

Tel: 01509 233433

E-mail: karla.williams@matherjamie.co.uk

MATHER JAMIE

Chartered Surveyors

3, Bank Court Weldon Road, Loughborough,

Leicestershire LE11 5RF

tel: 01509 233433

fax: 01509 248900

email: sales@matherjamie.co.uk

website: www.matherjamie.co.uk

IMPORTANT NOTICE

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