

ALLOCATED RESIDENTIAL DEVELOPMENT LAND

Winterstoke Road, Weston-Super-Mare, BS23 3YB

alder king

PROPERTY CONSULTANTS



On the instructions of Homes England.

- Freehold for sale
- 0.39 ha (0.96 ac)
- Allocated for residential development
- Positive pre-application response from North Somerset Council
- Offers invited on an unconditional and conditional (subject to planning) basis.

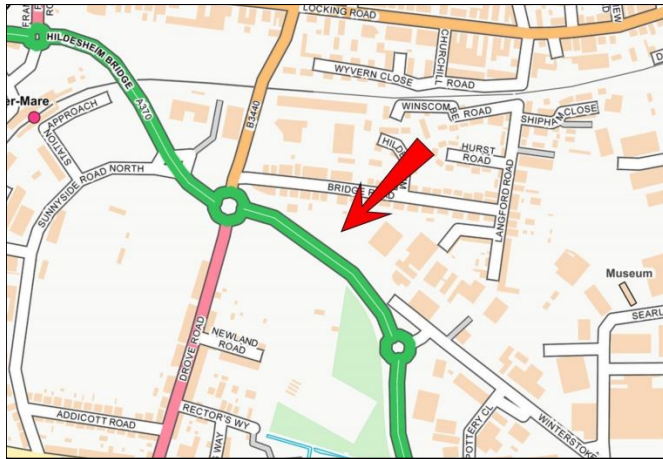


Land at Winterstoke Road, Weston-Super-Mare, BS23 3YB

Location

Weston-super-Mare (W-s-M) is located in North Somerset, around 18 miles to the south west of Bristol.

The town is well connected to the transport network, being served by junction 21 of the M5 motorway and a mainline railway station, providing services to Bristol, Taunton and London.



Description

This Homes England owned site (also known as the former SWET Fitness Academy) is located on the northern side of the A370 Winterstoke Road, to the east of the town centre. The gross site area is approximately 0.39 ha (0.96 acres)

The site is bounded by residential properties to the north, commercial properties to the east and west and fronts onto the A370 to the south. The site is accessed via Bridge Road.

The site has excellent access to the transport network, with bus stops nearby and easy access to the train station which has frequent links to Bristol and is on the

main line rail link to London.

Weston Retail Park is adjacent to the east, providing a wide range of shops and services.

Ground investigations have identified the presence of hydrocarbons in parts of the site. A full ground investigation report is available in the information pack (see below).

Planning

The relevant Local Planning Authority is North Somerset Council (NSC) and this site is allocated for residential development (for up to 45 dwellings) in the NSC Site Allocations Plan 2018.

Homes England have received positive pre-application feedback from NSC in respect of a 37 unit scheme, comprising a mix of 1, 2 and 3 bed dwellings. The full pre-application response is available in the information pack.

The site sits within Zone A of North Somerset's Charging Schedule for the Community Infrastructure Levy (CIL), which is a *nil rate*.

Furthermore, under the W-s-M Town Centre Regeneration SPD, the site was exempt from S106 affordable housing contributions. The provision was due for review by 31 March 2020 and whilst this process is yet to be completed, NSC have indicated that they expect the provision for nil affordable to be continued.

Interested parties should make their own enquiries with the NSC Planning department.

Tenure

The site is owned Freehold by Homes England under title number AV216541.

Lease

Western Power Distribution (WPD) currently have a leasehold interest over a small area of land close to the northern boundary of the site, upon which a substation is sited. Homes England have agreed terms with WPD to surrender this lease and to realign WPD's access and cable rights to promote the efficient redevelopment of this site. We expect this agreement to be concluded prior to the completion of any site sale.



alder king

PROPERTY CONSULTANTS

Land at Winterstoke Road, Weston-Super-Mare, BS23 3YB

Information Pack

A comprehensive suite of technical and planning documents has been compiled by our clients and access will be provided upon request.

Method of Sale

The freehold interest is offered for sale by informal tender (vacant possession provided upon completion). Bids must be submitted in an electronic format to tenders@homesengland.gov.uk. Bid deadline for this site opportunity is 1pm, Wednesday 25 November.

Given the W-s-M Town Centre Regeneration SPD is yet to be formally readopted by NSC, Homes England asks that bidders make two financial offers when tendering for this site. These are as follows:

Offer 1: This should be in line with the guidance in the W-s-M Town Centre Regeneration SPD (0% affordable housing policy)

Offer 2: This should be in line with NSC's default planning position on the assumption that the W-s-M Town Centre Regeneration SPD is not readopted (30% affordable housing policy)

Offers are invited for the freehold of this site on an unconditional basis and conditional basis (subject to planning only). Buyer beware on all other matters.

Full details of the bid process and requirements are contained in the information pack.

VAT

It should be noted that the site is Opted to Tax – meaning VAT is payable against the purchase price tendered

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol BS8 3BA

www.alderking.com

Ben St. Quintin

07469 144 158

bstquintin@alderking.com

Hugh Collins

07776 173 071

hcollins@alderking.com



Homes
England

Ref: BSQ/HC/90220

Date: September 2020

alder king

PROPERTY CONSULTANTS