

## POTENTIAL FOR 40 HOMES



Ordnance Survey © Crown copyright 2020 All rights reserved. Licence number UG0718



Ordnance Survey © Crown copyright 2020 All rights reserved. Licence number UG0718

## POTENTIAL RESIDENTIAL DEVELOPMENT SITE OPPORTUNITY AT LAND WEST OF LINEAGE FARM, BURFORD, TENBURY WELLS, SHROPSHIRE, WR15 8HA

Development opportunity at land west of Lineage Farm, Burford opposite the Sanctuary Homes new Castle Reach scheme currently under construction.

The site comprises some 1.72 hectares (4.26 acres) of agricultural pasture land within the Shropshire town of Burford.

**Expressions of Interest to include Purchase Offers are invited subject to Planning Permission for the Illustrative layout or similar.**

**johnamos**  
& Co

A Bruton Knowles LLP Company

01568 610007 [johnamos.co.uk](http://johnamos.co.uk)

**BK** Bruton Knowles

## **INTRODUCTION**

John Amos & Co are delighted to have been asked to invite Expressions of Interest for this attractive potential residential development site in the settlement of Burford, near Tenbury Wells.

The site extends to some 1.72 hectares (4.26 acres) lying west of Lineage Farm and fronting the A456 in Burford.

Burford has good road access connectivity. The site lies fronting the A456 and is located within the built up area of Burford, c. 0.9 miles north of Tenbury Wells. Burford lies 9.4 miles south east of Ludlow and approximately 11 miles north east of Leominster via the A49. Eastward via the A456 to Kidderminster, Worcester, Birmingham and the motorway system.

Burford has a village hall and primary school. Tenbury Wells offers comprehensive services to include shops, supermarket, professional services, primary and secondary schools, leisure centre and swimming pool and gym.

## **PLANNING**

Although the site currently lies adjacent to, but outside, the adopted development boundary of Burford (Policy S10 Inset 2 Shropshire Adopted Policy Map 2015) the site is now placed within the emerging new development boundary for Burford (Shropshire Local Plan 2016 – 2038) following a positive Candidate Site assessment process.

See in particular emerging Schedule S.10.2 (i) Land Adjoining Lineage Farm BUR002 Site Allocation for 40 dwellings – Regulation 18 Pre submission Draft of the Shropshire Local Plan 2016 – 2038. An excerpt is contained within the Technical Information Pack (see below) including the site allocation Development Guidelines. The Vendor has made initial representations in support of the allocation at this stage, see the pack.

The statutory Regulation 19 Local Plan (publication version) is expected to be issued for statutory consultation in early 2021.

Offerors will be expected to monitor and support the allocation as well as pursue planning permission in pursuance of the emerging allocation.

## **DRAFT ILLUSTRATIVE LAYOUT AND PROPOSED HOUSING MIX**

Reference is made to illustrative layout and accommodation mix (see layout drawing 7647-01a) informed by the surveys, advices and discussions with Shropshire Council which led to the draft site allocation. The layout is offered as a starting point for negotiation. It is expected that offerors will wish to bring their own view to the proposal.

7647-01a contains an accommodation as follows:-

No.	Description	Sq.m	Sq.ft	Total sq.m	Total sq.ft
9	2 bed semi-det	74	801	666	1,209
15	3 bed semi-det	82	888	1,230	13,320
6	3 bed semi-det	90	972	540	5,832
8	4 bed detached	116	1,242	928	9,936
2	5 bed detached	156	1,683	312	3,366
<b>40</b>	Not including garages			<b>3,676</b>	<b>39,663</b>

The outline scheme therefore involves nine x 2 bed dwellings; twenty one x 3 bed dwellings; eight x 4 bed dwellings and two x 5 bed dwellings producing 3,676 sq.m GIA. Reconfiguration and changed formats (e.g. to terraced for part) could increase GIA.

## **RETAINED LAND**

The Vendor will reserve access rights to the retained land to the south.

## **TECHNICAL INFORMATION PACK**

The Vendors have commissioned extensive technical reports and surveys and assembled other background matters.

In particular, a full topographical survey, architects' survey-based illustrative layout and accommodation schedule, transport and access plan, foul and surface water drainage strategy, ecology and heritage and archaeology assessment are included to inform offers.

Interested parties are invited to view the information and John Amos & Co will provide a Dropbox link for the viewing of all the technical information.

## **EXPRESSIONS OF INTEREST**

Offers are invited for the potential development site, subject to Planning Consent. A guide price has been estimated from an initial appraisal of layout 7647-01a allowing for current CIL liability, estimated PCs for abnormals with 100% market housing (see Development Guidelines for BUR002, allowing for Castle Reach – BUR001 – having supplied social / affordable at 33 dwellings).

Expressions of Interest are invited to be with the Agents by 12 noon on **Monday 30<sup>th</sup> November 2020**.

It is considered that offers are expected to be based on a conditional contract subject to planning being obtained for 40 dwellings.

In supplying your Expression of Interest and Purchase Offer, it is important that you lay out your proposals and anticipated timescales and that you detail key conditions.



Once 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 with a view to progressing to Heads of Terms of Agreement for solicitor instructions. Please supply as much additional information as you feel useful to support your Expression of Interest and Purchase Offer.

All Expressions of Interest should be delivered to:-

John Amos & Co, Lion Court, Broad Street, Leominster, HR6 8LE marked "Expressions of Interest – Development site at Land West of Lineage Farm, Burford, Tenbury Wells".

### VIEWING

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

### DIRECTIONS

From Kidderminster take the A456 signposted for Bewdley and Leominster. After around 18 miles, continue past the turning to Tenbury on the left hand side. Approaching the Rose and Crown pub

on a bend followed by Kerry Foods and then the Aspire Centre the entrance to the land can be found opposite here on the left, in between the barn conversions and bungalows.

From the A49, between Ludlow and Leominster, take the A456 signposted for Kidderminster and Tenbury at the Salwey Arms junction. After around 4.5 miles just before the Aspire Centre the entrance to the land can be found on the right, in between the barn conversions and bungalows.

### AGENT

**Mike Harries LLB (Hons)**

John Amos & Co  
Lion Court  
Broad Street  
Leominster  
HR6 8LE

**Tel:** 01568 610007

**Email:** [mike@johnamos.co.uk](mailto:mike@johnamos.co.uk)

### LOCATION PLAN



Ordnance Survey © Crown copyright 2020 All rights reserved. Licence number UG0718







**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.