

RETIREMENT LIVING DEVELOPMENT OPPORTUNITY

Bishop's Stortford North

Elderly and Restricted Mobility
Housing Village Scheme
CM23 2HE

**Proposed 1.16 hectares / 2.87 acres
for an extra care facility of 50 units +**

Offers are invited,
subject to contract



Coke Gearing
CHARTERED SURVEYORS



Approximate Site Boundary - Elderly and
Restricted Mobility Housing Village

Introduction

On behalf of The Bishop's Stortford North Consortium (BSNC), Bidwells and Coke Gearing are pleased to offer for sale the freehold interest in the Retirement Living Development Opportunity at Stortford Fields , a circa 3,000 - unit housing scheme to the north of Bishop's Stortford.

On the 2nd of April 2015, outline planning permission (ref: 3/13/0804/OP) was secured for Stortford Fields , a mixed-use development with a variety of uses including but not limited to residential dwellings, employment land, and educational facilities.

The East Herts District Council S106 agreement which forms part of the consent requires an Elderly and Restricted Mobility Housing Village (ERMHV) of not less than 50 dwellings to be provided in the Eastern Neighbourhood.

BSNC is now seeking a development partner to take forward the ERMHV which currently has outline planning permission.



Location

Stortford Fields is situated in an affluent area of Bishop's Stortford which is a rapidly expanding prosperous market town with an approximate population of 41,000. The site is located on the north western fringes of the town and comprises a total of approximately 300 gross acres located on the north and western side of the town, bordered by the A120 to the north and by the existing urban fringe of the town to the south and east.

Bishop's Stortford is well served in regard to access and amenities, offering various supermarkets, Herts and Essex Community Hospital, Nuffield and Grange Paddocks Leisure Centres and numerous other leisure and retail facilities. The road and rail links serving Bishop's Stortford are excellent. The subject site will provide multiple access points into Bishop's Stortford town centre particularly via bus, car or on foot.

Junction 8 of the M11 is located to the north east of Bishop's Stortford providing access to London to the south and Cambridge to the north. Stansted Airport, offering national and international flights, is only a short 10-minute drive from the town centre and the mainline station offers 35-minute train connections to central London (London Liverpool Street) and also to Cambridge.



Journey Times and Distances by Car

Bishop's Stortford Town Centre	→	6 mins (1.6 miles)
Bishop's Stortford Railway Station	→	8 mins (2.0 miles)
Stansted Airport	→	14 mins (5.7 miles)
Stansted Mountfitchet	→	10 mins (2.8 miles)
Braintree	→	40 mins (21.1 miles)
Chelmsford	→	50 mins (23.1 miles)



Description / Planning

Hybrid planning permission was granted by East Herts District Council (EHDC) for Stortford Fields on the 2nd April 2015. This included detailed planning permission for residential development (c.1,000 dwellings) within the Western Neighbourhood (Phase 1) and outline planning permission for the Eastern Neighbourhood (Phase 2), primary school, the elderly and restricted mobility housing village (ERMHV) and the commercial uses.

The East Herts District Council S106 agreement which forms part of the consent requires an ERMHV to be provided in the Eastern Neighbourhood. The requirements in the S106 agreement relating to the ERMHV (Schedule 4) set out that it is to provide a "Village" type concept of a minimum of 50 dwellings (C3 Use), incorporating shared facilities, accessible gardens and amenity areas suitable for older persons and persons of restricted mobility.

A brief for the ERMHV and the S106 agreement are available in the information pack.

BSNC is now seeking a development partner to take forward the ERMHV which currently has outline planning permission. The ERMHV parcel measures approximately 1.16 hectares / 2.87 acres and is identified as parcel T on the Masterplan.

Condition 2 c) of the hybrid permission requires applications for the approval of reserved matters for the subsequent Development Parcels within the Eastern Neighbourhood to be made to the local authority before the expiration of 10 years from the 2nd April 2015.

A development partner would therefore need to submit a reserve matters planning application for the ERMHV before the 2nd April 2025 to accord with condition 2 c). However, based on BSNC's recent engagement with the local authority we understand that EHDC may consider a new full planning application on the ERMHV parcel which is not pursuant to the outline.

Label	Designated use	Size (AC)	Size (HA)
T	Elderly and Restricted Mobility Housing Village	2.87	1.16

50+ units

1.16 hectares / 2.87 acres for an extra care facility of 50 units +

c.3,000 house scheme

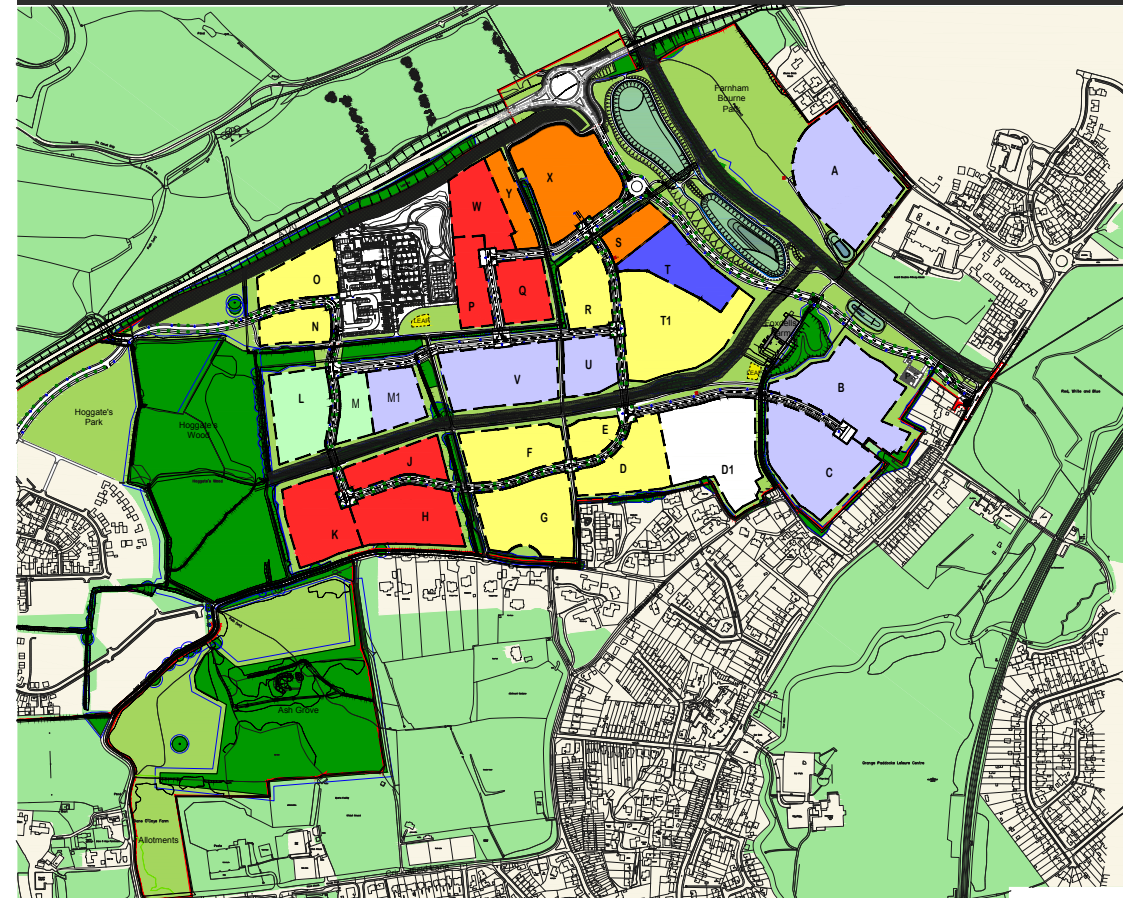
Excellent opportunity to purchase a sizeable C3 development site within a new c.3,000 unit housing scheme

Prime location

Prime location in an affluent market town adjacent to A120 and M11

New roundabout

Separately accessed via a new roundabout on the A120 to the north of the existing settlement



Access

There will be new road infrastructure throughout the scheme which will improve existing infrastructure throughout Bishop's Stortford. The ERMHV parcel is located in the Eastern Neighbourhood which will be separately accessed via a new roundabout on the A120 to the north of the existing settlement. The Consortium will provide highways access to the site.

Ground Investigation

A Phase II Ground Investigation report was completed in October 2020 by WSP. The full report is available in the Information Pack.

Surface Water Drainage

The purchaser is required to comply with the site wide drainage strategy which relies upon the use of Sustainable Drainage Systems (SuDS) throughout the site. The Consortium will provide drainage connection points from the strategic roads into the Site for surface water discharge with the purchaser providing suitable forms of on-site storage and treatment before discharging into the strategic system.

Timetable of Works

There is a haul road available for access once detailed consent is obtained. The infrastructure, road, roundabout and services will all be in place by a date to be confirmed in due course.

Tenure

The Property is owned freehold under Registered Title HD562346.

A copy of the Land Registry documentation can be found in the Information Pack.

The property will be offered for sale freehold with vacant possession and subject to the various design guides and parameter plan restraints which have been laid out in earlier planning documentation, in particular the Eastern Neighbourhood Design Principles document (X/19/0518/CND). It will preferably be on a subject to planning basis so as to allow the developer and the Council to agree upon a suitable form, scale, massing and mix for the scheme.

Rights of Way

The Property will be sold subject to and with the benefits of all rights, covenants and agreements and declarations affecting the Property.





Viewings

Viewings are strictly by appointment only to be arranged through the Selling Agents directly.

Method of Sale

The Property is to be sold by informal tender with a bid deadline to be confirmed.

The vendor is seeking offers on a subject to planning basis, but unconditional offers will also be considered.

All proposals should be in writing and in accordance with the bidding guidelines in the information pack.

Proposals should be clearly marked 'ERMHV - Bishop's Stortford North and should be addressed to greg.loizou@bidwells.co.uk and louise@cokegearing.co.uk. Emailed offers will be accepted.

The vendor reserves the right to reject any or all offers received and may withdraw the property from the market at anytime.

VAT

We understand that the Seller is electing to opt the Property to tax, therefore VAT will be chargeable on the property at the prevailing rate.

Information Pack

An Information Pack is available upon request. Please contact Max Whittaker (max.whittaker@bidwells.co.uk) for access.

Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the information pack.

Illustrative Layout - Elderly and Restricted Mobility Housing Village Scheme



- Assisted living and care home block
- Mixture of 2 and three bedroom houses and bungalows. All to be M4(2) compliant with an element of M4(3) provided

Aerial View showing indicative boundary of the ERMHV Site and neighbouring parcels



Contact

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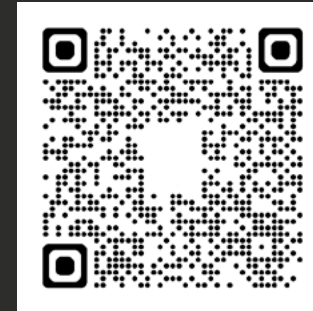
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100 South St
Bishop's Stortford

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Scan for 360 views



Scan to watch video



Date: January 2025

Important Notice

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