



LAND FOR *Sale*

by L&Q Estates & Holt Property

Commercial and Residential Development Land Offered as:

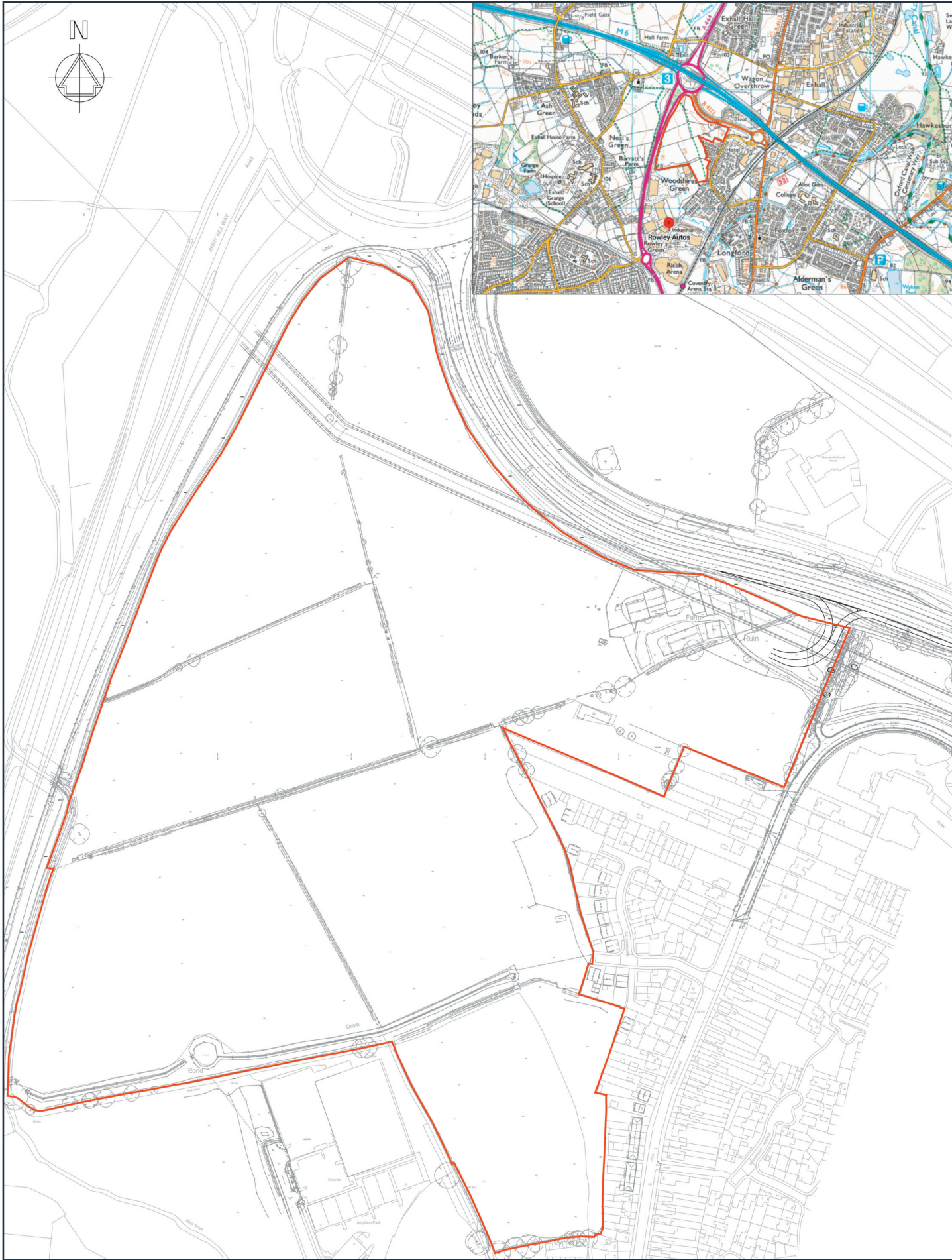
Parcel 1: 47.622 Acres comprising up to 55,750 sqm of employment/commercial floor space.

Parcel 2: 8.257 Acres comprising up to 73 dwellings made up of 55 Market Residential Units and 18 Affordable Housing Units (25%).

Land West of Wilsons Lane

Longford, Coventry CV6 6HN







HOLT PROPERTY

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C O N T E N T S

Land Sale Particulars

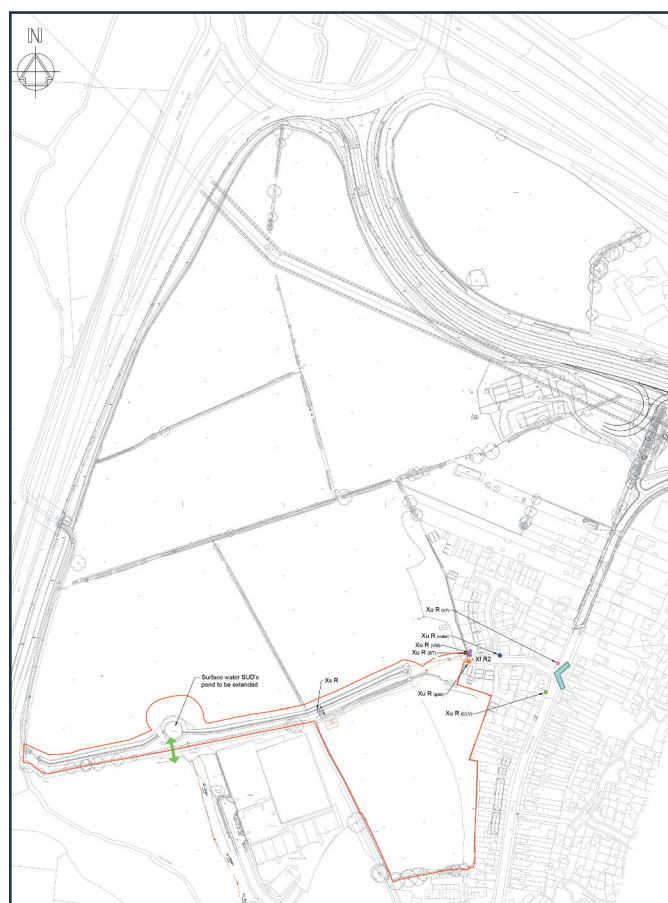
Misrepresentation Act

Index of Legal, Planning and Technical Supporting Information

Land Sale and Other Plans



Parcel 1: 47.622 Acres comprising up to 55,750 sqm of employment/commercial floor space.



Parcel 2: 8.257 Acres comprising up to 73 dwellings made up of 55 Market Residential Units and 18 Affordable Housing Units (25%).

The full land sale drawings are included in the data room.



Particulars of Commercial and Residential Development Land at

LAND WEST OF WILSONS LANE

LONGFORD, COVENTRY CV6 6HN

1. LOCATION AND OVERVIEW

The site is located west of Wilsons Lane in Longford, North Coventry, a suburb on the outskirts of the City. Coventry was awarded the City of Culture for 2021 and is well known for its history and arts scene, as well as being a thriving centre for investment and employment.

Coventry benefits from a City Centre mainline train station with regular direct services into London, Birmingham and Manchester and Coventry Arena station is within one mile. The site is well located for fast access onto the nearby road network including the M6, M69, M45, A45 and A46. This network provides connections to the wider area of Birmingham, Leicester, Northampton, Corby, Derby and Nottingham.

Nearby amenities include convenience stores, restaurants, pubs, gyms, the Arena Shopping Park, Coventry Building Society Arena, schools and public open spaces.

A location plan is provided in appendix 2.

2. TENURE

Freehold: A copy of the Owner's Titles are provided in appendix 3. Freehold rights and reservations will be granted / reserved as appropriate to facilitate full and effectual development of the site and for the benefit of the Owner's other interests.

3 DEVELOPMENT AREAS

The site is to be offered in two parcels totalling 55.879 acres gross. This is divided into 47.622 acres of employment/commercial land and 8.257 acres of residential land, both including associated infrastructure, public open space and landscaping. This breakdown can be seen from the Land Use Plan in appendix 4.

Offers are invited on an unconditional basis only and for either an individual parcel or a combination of the two.

The residential site must deliver 25% Affordable Units, with a tenure split as follows:

- 74% Affordable Rented
- 26% Intermediate Housing

Within appendix 2, copies of the following Land Sale Plans are included:

Residential Land Sale Plan, no. 8388-029
Commercial Land Sale Plan, no. 8388-028
Land Constraints Plan, no. 8388-025
Location Plan, no. 8388-030

It is for the Purchaser to verify for itself that the details contained within the constraints plan correctly reflect the constraints of the site.

4 TOWN PLANNING COVENANT, PLANNING CONDITIONS AND SECTION 106 AGREEMENTS

Nuneaton and Bedworth Borough Council resolved on 24th May 2022 to grant Planning Permission Reference: 038093, subject to the prior completion of a Section 106 Agreement, pursuant to the Town & Country Planning Act 1990. A draft copy of this Agreement is included in appendix 4. The date of the planning consent is 21st March 2023.

Planning permission was granted for the Coventry City Council application at appeal on the 15th September 2023. Reference: APP/U4610/W/23/3319687.

It will be the responsibility of the purchasers to meet the obligations and payments as set out within the Section 106 agreement. A table of financial commitments is included within appendix 4 setting out the payments and obligations associated with the relevant parcel. It is for the purchaser to satisfy themselves of these costs and obligations.

The development shall be carried out in accordance with the following approved plans:

Plan Description	Plan No.	Date Received
Site Location Plan	BIR.4240_02 Rev E	20th July 2020
Land Use Plan	BIR.4240_021_01 Q	2nd March 2022
Residential Site Access	SK_T_093 (P1) In Transport Assessment Addendum March 2022	2nd March 2022
Swept Path Residential Site Access	16117_SK_T_077 Rev P 2 In Transport Assessment Addendum March 2022	2nd March 2022
General Arrangement Left in/Left out Signalised Junction to Employment Zone	SK_T_086 Rev P10 In Transport Assessment Addendum March 2022	2nd March 2022
Combined Pedestrian / Cycle Path & Emergency Access off Wilsons Lane	SK_T_026 (P8) In Transport Assessment Addendum March 2022	2nd March 2022

These drawings can be found in appendix 4 and 5.

4.1 Condition 30

Condition 30 of the planning consent sets out the following:

Neither the employment area or residential area shall be occupied until the footway /cycleway connections is constructed broadly in accordance with Drawings 16117_SK_T_069 Rev P2 and 'Bedworth to Coventry Cycle Route Sheet 6 of 6 to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.

The developer of the residential land (as shown on the land use plan) will be obligated to construct these works as it is anticipated they will complete the first occupation. Both plans can be found in appendix 5. Due to the occupation restriction across both commercial and residential units, it is anticipated a collaboration agreement is going to be required between the purchasers of the parcels to deal with the stages, timings, cost and delivery of these works. A draft collaboration agreement has been provided in appendix 3.

4.2 Affordable Housing

The affordable housing tenure split, as set out in the S106, will be 13 affordable rent units and 5 intermediate housing units. Intermediate housing is defined in the S106 as units for rent or sale provided at a cost below market levels, comprising Shared Ownership Dwellings and Shared Equity Dwellings.

5. ACCESS AND ESTATE ROADS

Access to the commercial/employment land is provided via a proposed signalised left-in/left-out junction on the B4113. Construction of this access will be the responsibility of the purchaser of parcel 1. Access to the residential land is provided via Old Farm Lane through the newly constructed Bellway Homes scheme. An emergency access to the employment area is proposed via the pedestrian / cycle route between Wilsons Lane and the employment area.

Highways are subject to technical approval and the delivery is the responsibility of the purchaser of the relevant parcel in line with the land sale plans. Details of the access arrangements and proposed highways improvements for the relevant parcel can be found in appendix 5.

6. DRAINAGE

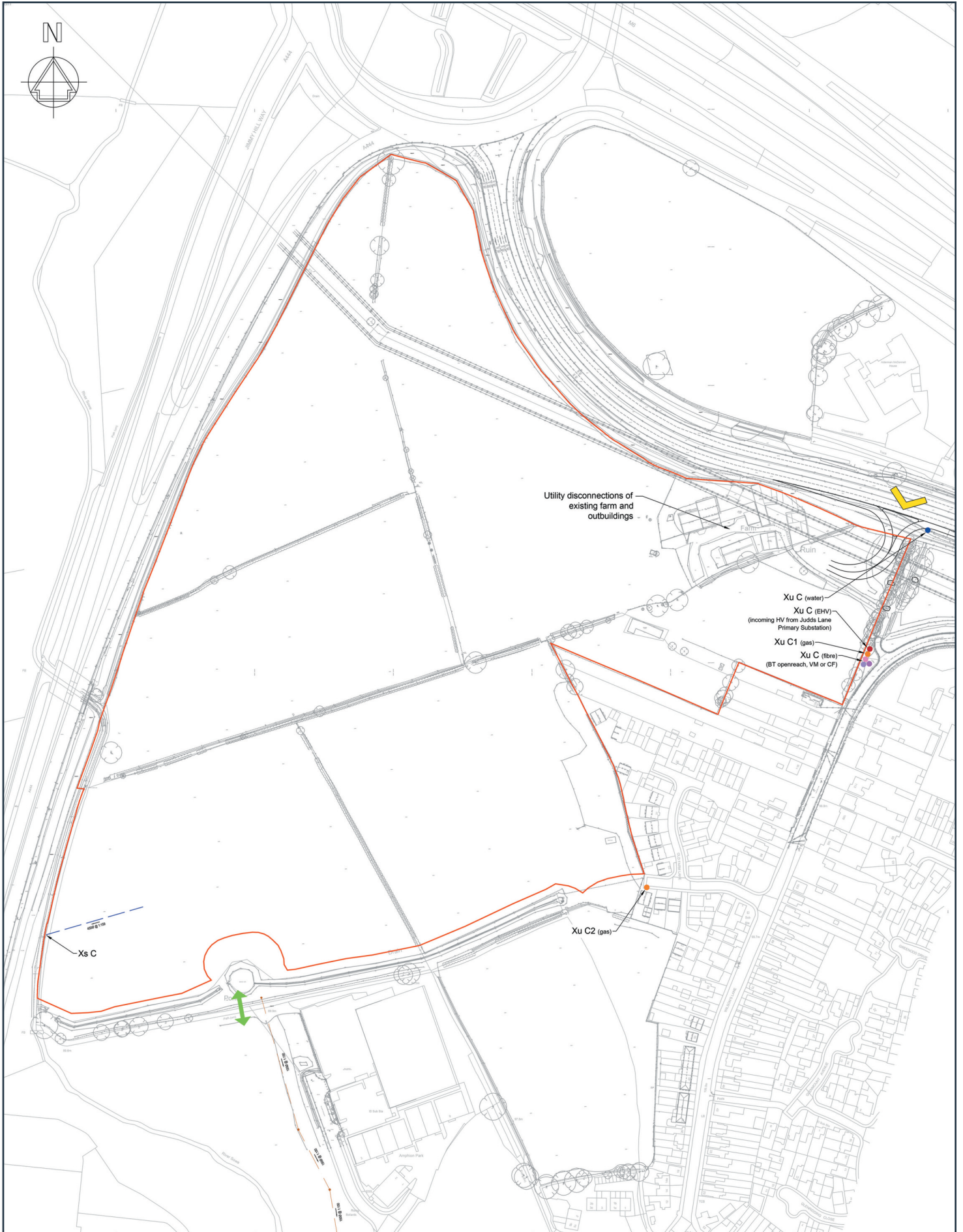
6.1 Foul Drainage

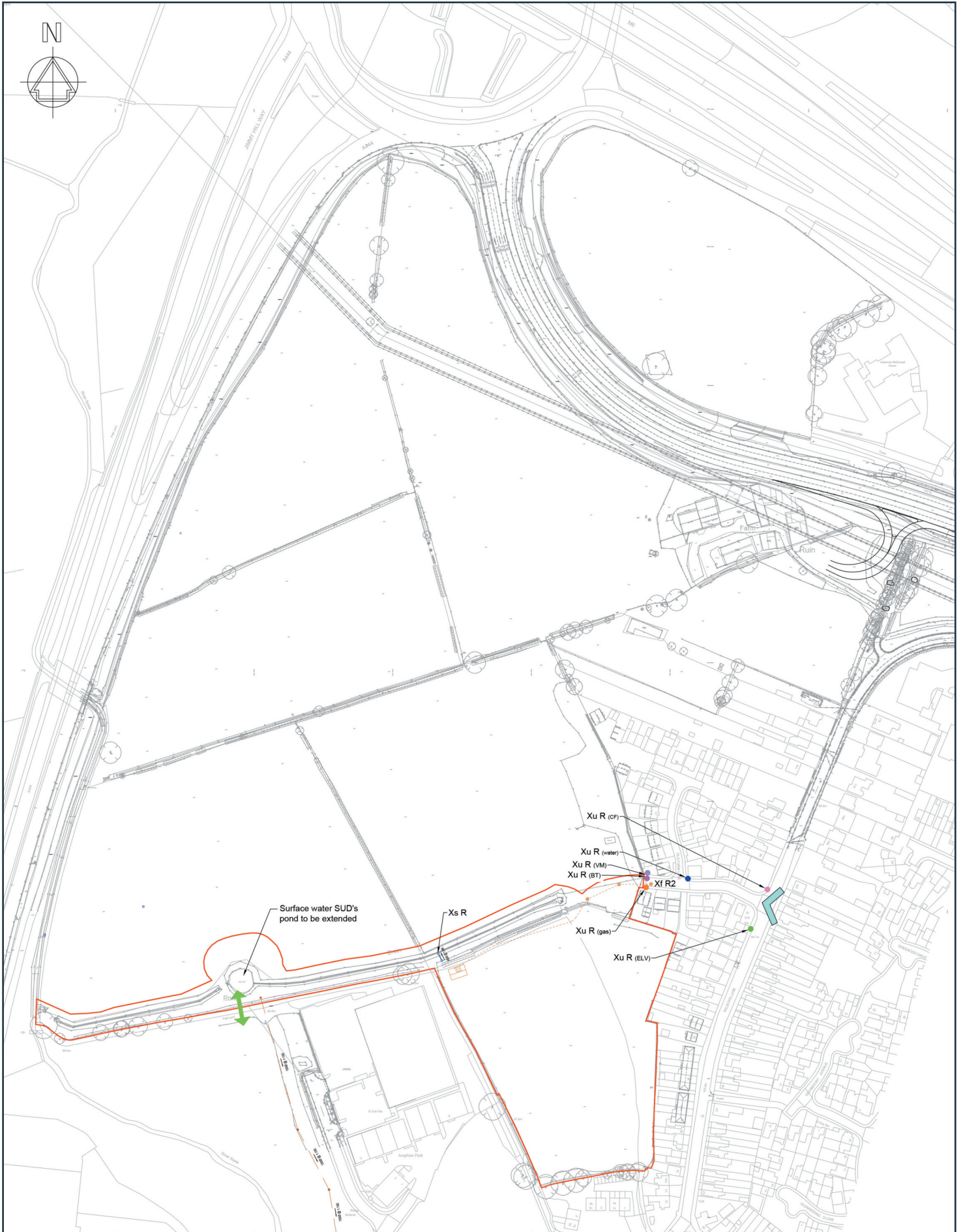
Severn Trent Water has confirmed that the preferred solution is for flows to discharge to the 1050mm sewer south of the River Sowe at the connection marked XfR on plan 8388-029 where there is sufficient capacity to carry the sites anticipated flows. Alternatively flows could be discharged through a pumped system to the combined sewer east of the site within Wilsons Lane.

Both connection points can be seen on the Severn Trent Water Asset Plan at appendix B of the Flood Risk and Drainage Strategy. A proposed drainage layout to accord with the approved masterplan is also provided within the report in Appendix 1.

6.2 Surface Water Drainage

The drainage strategy allows for surface water flows to be discharged via a sustainable piped and attenuated drainage system before reaching the local watercourse on the south-west boundary. It is anticipated existing ground conditions will not be suitable to provide adequate infiltration rates suitable for soakaway.





The flows will need to be discharged into the watercourse at a specified restricted LLFA rate. In order to achieve this, onsite flows will need to be attenuated via the use of attenuation features such as tanks and basins. The attenuation features are sized up to and including 1 in 100 year plus 50% climate change event.

The SW drainage basins have been designed to allow separate basins for both the residential and commercial developments.

7. SECTION 38 / 104 AGREEMENTS

The Purchaser will be required to use reasonable endeavours to enter into S38 and S104 Agreements and such other Statutory Agreements, to facilitate adoption of all works to be undertaken pursuant to this transaction and will keep the Owner and their agent informed of progress in respect of all technical and legal negotiations with the Highway Authority and Drainage Authorities.

8 BOUNDARY TREATMENTS, TREE PRESERVATION ORDERS, OPEN SPACE AND RETAINED LAND

The Owner's enquiries have not revealed any existing Tree Preservation Orders (TPO's) on site, however the purchaser shall rely on its own enquiries. An Arboricultural Impact Assessment is provided in appendix 5.

Where boundaries are not occupied by development, they shall be secured to a suitable specification agreed with the Owner and Promoter.

9. GEOTECHNICAL ASSESSMENT REPORTS, TOPOGRAPHICAL SURVEYS

Applied Geology have provided a factual ground investigation report and Jubb produced the Ground Conditions Assessment. These can both be found in appendix 5. Warranty shall be provided for the factual report. Interlock were commissioned to produce the topographical survey and shall provide a letter of reliance for this work.

Report	Consultant	Reference	Date
Ground Investigation	Applied Geology	AG3061-19-AJ44	December 2019
Topographical Survey	Interlock	160273 2D 1-500	13.06.2023

10. ARCHAEOLOGY

The Archaeology and Built Heritage Assessment concluded that through a geophysical survey no anomalies have been identified within the site. Furthermore, only a small amount of archaeology has been identified and recorded within the wider vicinity. As such, no significant archaeological findings have been recorded within the site or anticipated to lie within the site.

No further archaeological works are conditioned to be undertaken by the planning permission.

A copy of all reports and evaluation results are contained within appendix 5.

11. ECOLOGY

No findings of ecological significance or importance to the development, other than the identified badger sett, were discovered during the various surveys and investigations undertaken across the site.

The planning conditions relating to ecological matters are 6, 7, 8,10 and 16.

All reports and surveys are provided within appendix 5.

12. RIGHTS OF WAY

There is a Public Right of Way (PRoW)(B25) passing through the site. An application has been made for the diversion of this ProW, details of which can be found in appendix 5.

13. GAS, WATER, ELECTRICITY, TELECOM AND SUPERFAST BROADBAND PROVISION AND DIVERSIONS

Summaries for the existing and proposed utilities connections and supplies for the residential and commercial sites are set out within appendix 5 under the headings “Residential Development – Utilities – Wilsons Lane, Coventry” and “Commercial Development – Utilities – Wilsons Lane, Coventry”.

14. VIEWING

Strictly by prior appointment with Holt Property the owners’ agent:
Justin Quibell 07764 413 752 or Lucy Quibell 07711 171 764.

15. LEGAL COMPLETION

Legal completion is to be no later than 6 weeks following the legal pack being issued to the purchaser(s) solicitor.

16. VACANT POSSESSION

The property is owner occupied and no tenancy or licence agreements exist over the site. Vacant possession will be given upon legal completion.

17. OVERAGE

The owners shall reserve the right to introduce a planning and/or revenue overage as appropriate at the point of sale.

18. COSTS

The purchaser shall provide an undertaking to cover the owners’ and promoters’ legal fees associated with the sale upon the agreement of the Heads of Terms.

19. JOINT VENTURE

The Purchaser shall disclose within the offer which lot their offer relates to and whether the site is being purchased by way of Joint Venture or Partnership Agreement.

20. TECHNICAL PACK

A full technical pack has been provided in our data room, please email justin@holtproperty.com for access. All relevant background information relating to planning, legal and technical matters have been included.

21. OFFER DEADLINE

Offers are invited for the Unconditional Freehold purchase of either or both Parcel 1 and Parcel 2 by 12 noon Friday 24th November 2023.

22. VAT

VAT will be charged, in addition to the purchase price, by the Owners' upon completion.

23. MARKETING AND RETAINED SIGNAGE ZONES

All Site Sales Boards, Show Home Signs and other on-site publicity material together with advertisements, internet site and brochures applicable to the development shall bear the words at the top of the Sign/ Advertisement/ Literature/Image, the size of the lettering being no smaller than 75% of the largest lettering used by the Purchaser, a reference to:

“A Development in conjunction with L&Q Estates Limited”

Such signage shall also include the L&Q logo where required

All such detail to be approved in advance with the L&Q Estates, prior to publication and/or display.

24. OWNERS' AND PROMOTER'S SOLICITORS

Daniel Macleod
Lodders LLP
Number Ten Elm Court
Arden Street
Stratford upon Avon
CV37 6PA

Telephone: 01789 206122
Email: daniel.macleod@lodders.co.uk

Mrs Joanna Deffley
Shakespeare Martineau LLP
2nd Floor, Radcliffe House
Blenheim Court
Solihull
B91 2AA

Telephone: 0121 631 5395
Email: Joanna.deffley@shma.co.uk

25. FURTHER INFORMATION

Further details may be obtained from:

Justin Quibell
Holt Property
The Office
Jackson's Farmhouse
Charlecote
Warwickshire
CV35 9EW

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E-mail: justin@holtproperty.com

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Misrepresentation Act 1967

(Conditions under which particulars are issued)

The Owner of this site gives notice that:-

- 1 The particulars are set out as a general outline only for the guidance of prospective Purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions or use and occupation and other details are given in good faith and are believed to be correct but any prospective Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

INDEX OF LEGAL, PLANNING & TECHNICAL SUPPORTING INFORMATION

(provided in Data room)

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	■ 8388-025 Site Constraints Plan
	■ 8388-029 Residential Land Sales Plan
	■ 8388-030 Site Location Plan
Appendix 3	LEGAL
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	■ Draft Collaboration Agreement
Appendix 4	PLANNING
	■ Appeal
	■ Approved Plans
	■ Outline Planning Application
	■ Appeal Decision Notice
	■ Nuneaton Decision Notice
	■ Section 106 Agreement
Appendix 5	TECHNICAL
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	■ Ecology
	■ Drainage
	■ Highways
	■ Arboriculture
	■ Ground Investigation
	■ Topographical Survey
	■ Utilities
	■ Public Right of Way

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