



HOLT PROPERTY

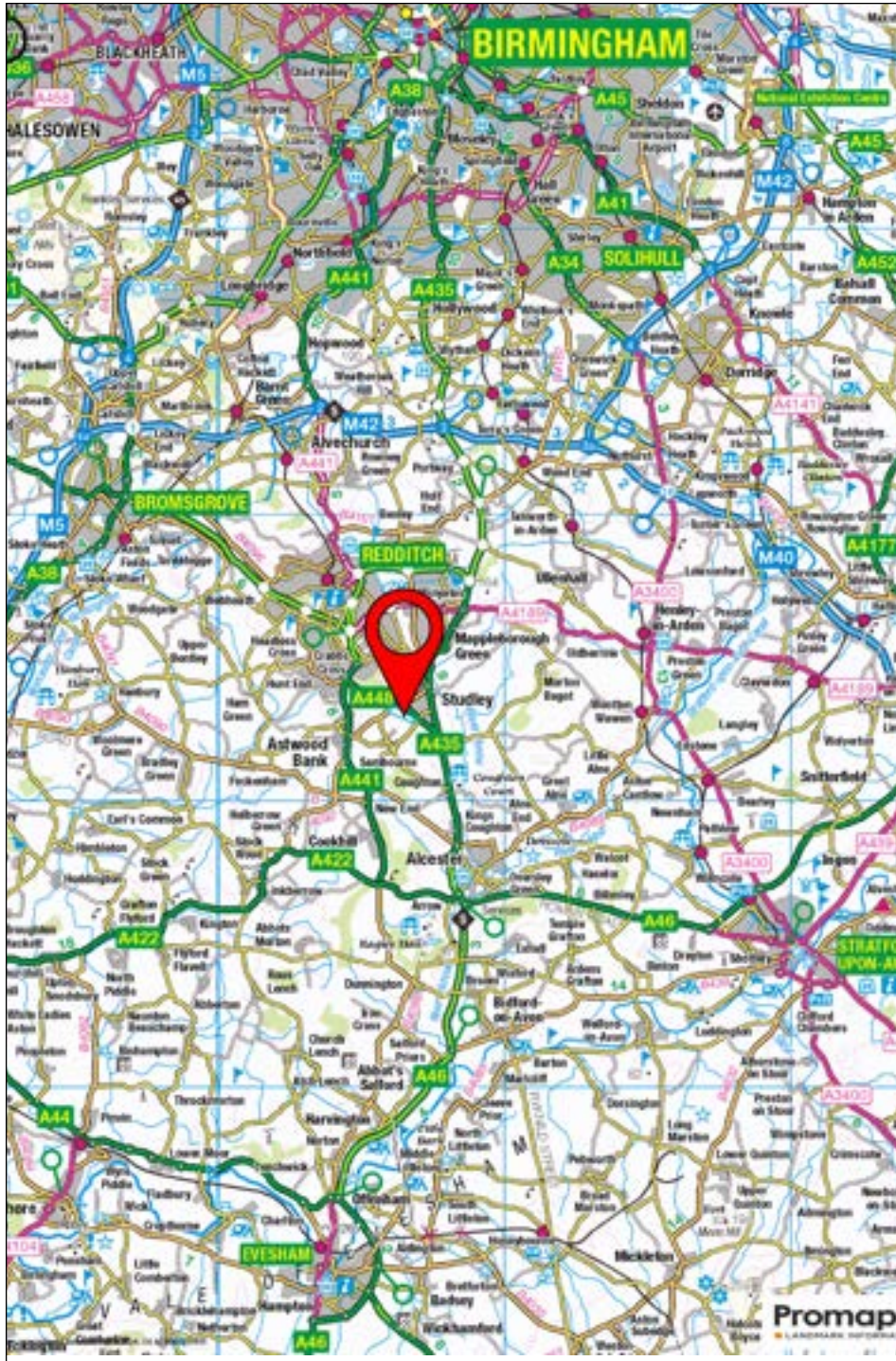


Potential Residential Development

Land at Studley, Redditch, B80 7PN

56.09 acres (22.7 ha)

SUBJECT TO PLANNING

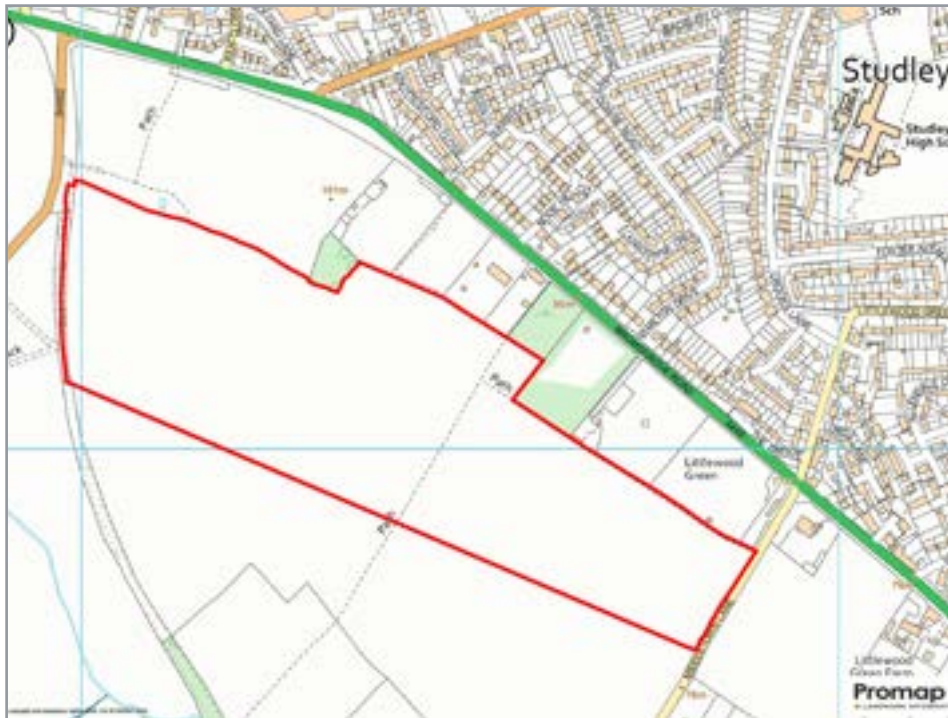


Executive Summary

- Well established Land Promoter or Developer sought for circa 56.09 acres (22.7 ha) of potential residential development land to the south of Studley.
- Offers are invited on the basis of a Promotion, Option or Hybrid Agreement, to bring the land forward for development.
- The site is located on the south side of Studley and access is from Middletown Lane.
- Sustainable location, close to services and facilities with the possibility of strategic scale growth, including on- and off-site public benefits.
- Lack of physical constraints to bringing development forward with multiple access opportunities.
- Could accommodate up to 500-plus dwellings.
- Redditch: 2.4 miles, Redditch Station: 4 miles, Bromsgrove: 9.5 miles, Stratford-upon-Avon: 12.5 miles, Birmingham Airport: 17.3 miles and Central Birmingham: 19.5 miles.
- Viewing (on the land) strictly by prior appointment with the Vendor's Agent.

**Bid Deadline
Midday Friday 28 June 2024.**





PROMOTION, OPTION OR HYBRID AGREEMENT

The land is offered on the basis of a Promotion, Option or Hybrid Agreement.

Promoters and Developers are invited to submit offers which must include, but are not limited to, the following information:

- Understanding of the current planning situation and opportunity including experience with the Stratford-on-Avon District Planning Authority.
- Planning strategy and timings, particularly in relation to The South Warwickshire Local Plan.
- Anticipated planning and promotion costs.
- Scale, type, efficiency and value of anticipated residential development.
- Commentary on the appropriate quality of the development suitable for the existing / new market.
- Proposed access strategy.
- Scale / estimated cost of supporting infrastructure and delivery options.
- The form and structure of the agreement.
- Non-refundable premium(s) offered.
- The length of term(s) proposed.
- The share of the sale proceeds or draw-down discount (on net land value).
- A minimum landowner receipt per net developable acre and gross developable acre.
- Estimated gross development value and land value.
- Minimum landowner receipts.
- Draw-down strategy and overages offered (Hybrid).
- Due diligence required prior to entering into an agreement and timeframes, including details of any board approval process.
- Details of the proposed internal team and any known external consultants.
- Confirmation that the Landowner's legal, agent and accountant fees for entering into the agreement, and ongoing monitoring, will be covered.
- Details of any other competing sites being promoted, if any, and confirmation that if relevant will accept a restriction on promoting competing sites and the extent of such non-competition zone which could be accepted.
- Upon agreement of the Heads of Terms the successful Promoter or Developer will be required to provide a Solicitor's undertaking to cover the Vendor's reasonable professional costs.

LAND OWNERSHIP

The land is held under the freehold title number WK409087. Prospective parties will need to ensure that the title documents have been fully considered as part of any proposal and parties must satisfy themselves as to the extent and content of this title, having taken independent legal advice.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in the particulars.

TENURE

Freehold - vacant possession will be provided at the appropriate time.

BOUNDARIES

The Promoter or Developer will be deemed to have full knowledge of the boundaries. Neither the Vendor's nor the Agent will be responsible for defining boundaries.

VIEWINGS

Strictly by appointment only with the Vendor's agent.
Lucy Quibell 07711 171764
lucy@holtproperty.com

Justin Quibell 07764 413752
justin@holtproperty.com

TECHNICAL AND UTILITIES

Please note that parties must satisfy themselves on all technical and utilities matters prior to submission of proposals or clearly detail what information or investigations are required prior to entering into an agreement.

VAT

Please note that transactions may be subject to VAT.

LOCAL AUTHORITY

Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-on-Avon Warwickshire, CV37 6HX.

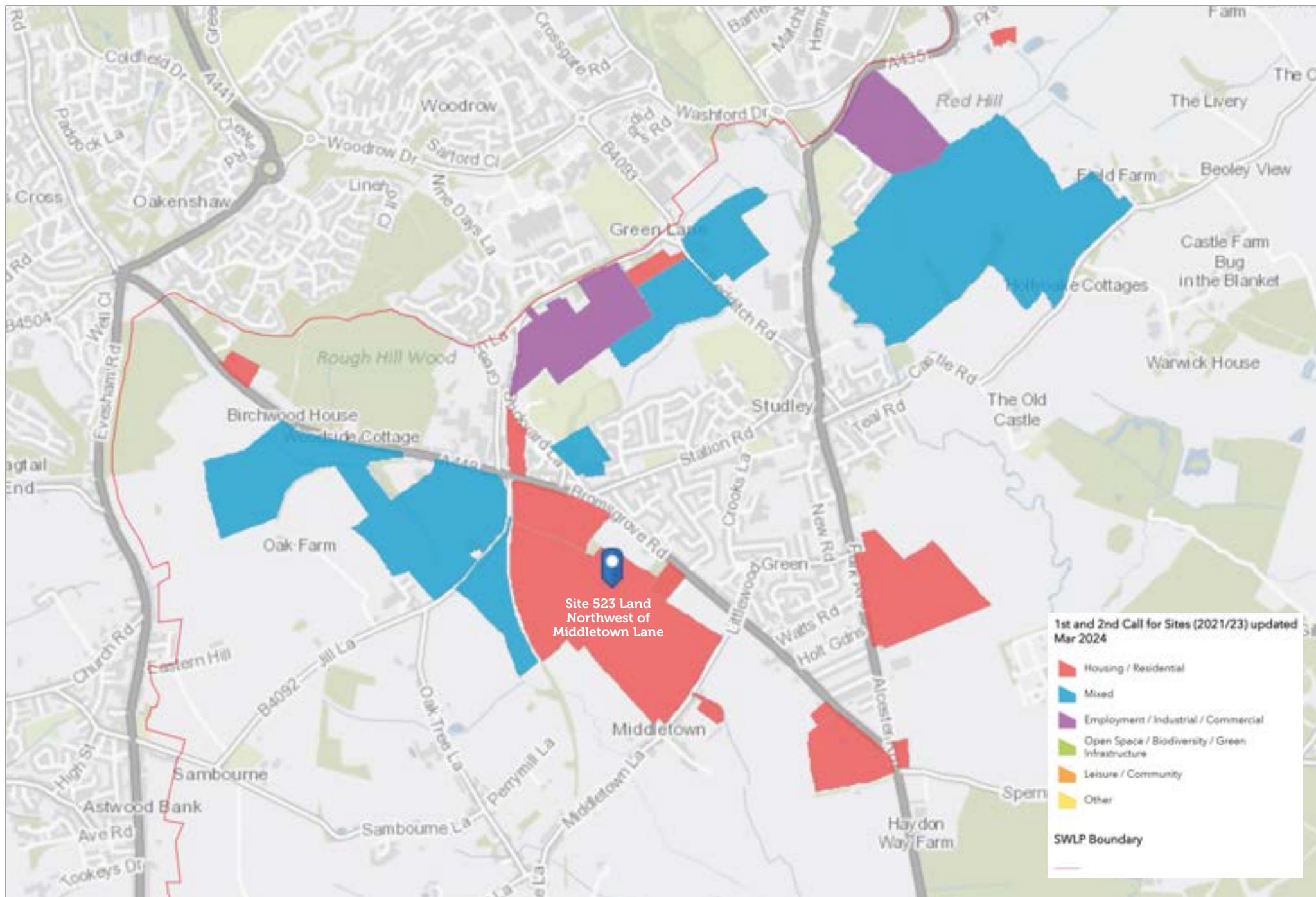
DIRECTIONS

From the south, head north on Alcester Road/A435 towards Bromsgrove Rd/A448. As you approach Studley, take a slight left onto the Bromsgrove Road/A448. After 0.6 miles turn left onto Middletown Lane.

From the north, head south on the A448/The Slough to Middletown Lane in Studley. After 1.9 miles turn right onto Middletown Lane.

Once on Middletown Lane, the site is on the right.

Sat Nav: B80 7PN





STUDLEY, WARWICKSHIRE

Studley is a vibrant village nestled in the heart of Warwickshire, within the Stratford-on-Avon District. Known for its rich history and community spirit, Studley boasts a population of approximately 6,500 residents. The village offers a plethora of local amenities including a variety of shops, eateries, and services such as a large supermarket, independent retailers, a medical centre, dental practices, and a veterinary clinic. These facilities underscore the village's appeal as a self-sufficient community.

Culturally, Studley is enriched with local clubs and societies that foster a strong sense of community. It also benefits from several recreational facilities including a well-equipped sports centre, vibrant community hall, and numerous parks and green spaces that enhance the quality of life for its residents.

Educationally, Studley provides excellent provisions with several nurseries and a primary school. It also offers convenient access to a range of notable secondary educational institutions, including state, grammar, and private schools such as Studley High School and RGS Dodderhill School, further amplifying its appeal to families.

Strategically positioned, Studley enjoys superb connectivity to major urban centres, with Redditch, Birmingham, and Coventry all easily accessible for commuters. The proximity of the M42 and M40 motorways facilitates straightforward travel to and from the village, while local bus services provide reliable links to the surrounding areas. Rail services from nearby Redditch station connect residents to Birmingham and beyond, ensuring Studley is not only a charming place to live but also a practical base for professional commuters.

With its charming character, comprehensive amenities, and excellent transport links, Studley represents an ideal balance of rural charm and urban convenience, making it a desirable location for residential development.



SITE LOCATION

The Site Plan on page 3 shows the extent of the Site, outlined in red, which covers approximately 56.09 acres (22.7 ha). The site is located adjacent to the south of Studley, south of the A448. Middletown Lane provides access to the site. The land is currently in agricultural use. A former landfill site is located to the northwest of the property.

ADOPTED DEVELOPMENT PLAN

The Site is located within Stratford-on-Avon District Council's (SDC) administrative area. The adopted development plan for the area is composed of the Stratford-on-Avon District Core Strategy 2011 – 2031 (adopted July 2016).

The Core Strategy identifies Studley as a Main Rural Centre. Main Rural Centres are identified as suitable locations for housing and business development and the provision of local services. Main Rural Centres have been identified to provide approximately 3,800 homes across the plan period, with 100 units directed within Studley.

The Site is located within the Green Belt and Policy CS.10 outlines the limited circumstances in which development would be acceptable at present. The Site is also located within the Arden Special Landscape Area (Policy CS.12), a local designation that emphasizes the importance of the local landscape to the character of the area.

Policy AS.8 (Studley) provides the development management principles and initiatives relating to the Studley area. These principles focus on maintaining Studley's identity, supporting social and environmental regeneration, and bolstering employment.

EMERGING DEVELOPMENT PLAN

SDC is preparing a Site Allocations Plan (SAP), as required by the Core Strategy, to provide for reserve sites should housing delivery falter and/or to contribute to unmet needs from neighbouring housing market areas. SDC undertook a Revised Preferred Options Consultation in June 2022, and the public consultation is due in spring 2024, and adoption in spring 2025. As a Main Rural Centre enveloped by Green Belt, no reserve housing sites outside of the settlement boundary have been identified in Studley.

Stratford District Council and Warwick District Council are currently working together to produce a new South Warwickshire Local Plan (SWLP) to cover the combined area. The Councils have undertaken an issues and options public consultation (Regulation 18) in early 2023. The current timetable for the SWLP (as of late 2023) indicates that their preferred options will be released for public consultation in late 2024. Public consultation on the draft



plan (Regulation 19) is scheduled for late 2025, with submission for examination to take place in summer 2026. The housing requirement for the SWLP is likely to be substantial given the proposed plan period to 2050; combined housing needs for Warwick and Stratford and meeting an element of unmet needs from Coventry and Greater Birmingham. It is therefore envisaged that a range of allocations across the area of varying scales is likely to be necessary.

The Site was submitted in the SWLP Call for Sites consultation in June 2021 (site ref. 523). South Warwickshire are yet to release their Housing and Economic Land Availability Assessment (HELAA) in which the site will be assessed on its merits and constraints.

As noted above, the Site is located within the West Midlands Green Belt and the South Warwickshire councils have confirmed that a Green Belt review will be undertaken as part of the evidence base for the South Warwickshire Local Plan. At the time of writing, consultants have been appointed to undertake this review, with a report to be published in the autumn of 2024.

Studley Parish Council is preparing a neighbourhood plan for the area but no formal progress, other than neighbourhood area designation, has been made thus far.

SDC claim a housing land supply position of 14.55 years, for the five-year period from 1st April 2023 to 31st March 2028, based on a substantial oversupply in past years.

PLANNING POTENTIAL

Studley represents an area of potential growth in South Warwickshire, and the Site represents a large, sustainably located opportunity to the south-east of Redditch away from the previous growth locations in Stratford-upon-Avon, Wellesbourne, Lighthorne Heath and Alcester. Indeed, relative to its status in the settlement hierarchy, Studley has had very limited growth since 2011 with only 191 units completed. There is a strong case therefore to suggest that growth will assist in a healthy local housing market and will halt the suppression of household formation.

Any significant growth in Studley is likely to take place to the south or east of the settlement in order to maintain the separation distance between Studley and Redditch and avoid future coalescence.

The Site is located in close proximity to Redditch, with excellent connections to Alcester, Stratford-upon-Avon and the M42. The village provides a range of services, facilities and employment opportunities for a settlement of its size.

The Site is located in the Green Belt and the outcome of the South Warwickshire Green Belt review and the assessment within the HELAA are expected later in 2024. Notwithstanding this, the Issues and Options Sustainability Appraisal (November 2022) praised Studley's excellent healthcare provision, leisure facilities, access to greenspace, public transport, schools, and low risk of flooding.

Landscape-led, sensitive development proposals on the Site have the potential to integrate with the surrounding landscape and character of the settlement. On-site benefits including biodiversity net gain to meet, and potentially go beyond the 10% requirement, high-quality green infrastructure and open space could assist in bringing forward development on this strategic site. In addition, the Site is of a scale overall that it could meet local community needs where additional land may be needed such as for education, sport or community uses as well as provide for off-site contributions to provide for the village's identified needs.

ACCESS

The Site's entire south-east edge fronts onto Middletown Lane providing direct access to the A448 to the north and the A435 to the south. The A448 and the A435 provide direct connections to Redditch and Alcester respectively.

Middletown Lane forms part of National Cycle Route 5, which connects Oxford, the West Midlands, Chester and North Wales through the village of Studley.



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