



FOR SALE

INDUSTRIAL DEVELOPMENT LAND – PLOT SALES

SKYLON PARK, HEREFORD ENTERPRISE ZONE, ROTHERWAS, HEREFORD



PLOT 11 – 1.46 acres approx

PLOT C1A – 2.65 acres approx

READY FOR IMMEDIATE DEVELOPMENT SUBJECT TO PLANNING & CONDITIONS





LOCATION

Plot 11 falls in Skylon Park's North Magazine area and Plot C1A in Skylon East. The North Magazine comprises 10 hectares of land and is home to the £7million Shell Store Incubation Centre, including further development space for businesses to interact with NMiTE's specialist campus, the new University that has been created in Hereford specialising in engineering. Plot C1A is located on the corner of the Straight Mile and Coldnose Road. Both plots are just 10 minutes from the city centre and 5 minutes to the A49 and trunk roads. Skylon Park is situated approximately 3.5 miles south-east of Hereford City Centre. The M50 Motorway is approximately 12 miles distance via the A49, itself approx 3 minutes distant and within easy commute of three international airports

ACCOMMODATION

PLOT North Magazine 11 – approximately 1.46 acres

PLOT C1A – approximately 2.65 acres

PRICE

The plots are available on a freehold basis based on £275,000 per acre (being £401,500 for Plot NM11 and £795,000 for Plot C1A). VAT is NOT payable on purchase price.

SERVICES

The subject plots provide all utility connections with further information on request.

PLANNING AND PROPOSED USE

The Hereford Enterprise Zone is supported by a Local Development Order (LDO) which makes planning free and simple for new investors. The LDO is a simplified form of planning permission which permits certain forms of development, avoiding the need for individual planning applications to be made where proposals accord with the aspirations for the Enterprise Zone.

Plot sales are subject to uses complementing and augmenting Herefordshire's business base. Priority sectors are set out in the HEZ Placement Statement and include:

- Defence and security
- Advanced manufacturing
- Food and drink processing
- Sustainable technologies.

All businesses coming into the Enterprise Zone must be in one of the priority sectors and any business already located in Herefordshire must also be able to demonstrate significant plans for growth over three years. The Park will actively discourage the following range of proposed uses:

- Wholesale or retail trade, including estate agents
- Sale houses/show rooms
- Repair of domestic motor vehicles and motorcycles
- Purely general storage and downward distribution businesses
- Projects requiring excessive external storage – no more than 25% of total plot area
- General builders/installers

COSTS

Each party to bear their own costs in relation to any plot disposal. A deposit of 10% of the purchase price will be payable on exchange of contracts.



CONDITIONS OF SALE

Any successful purchase will be subject to:

- The purchasers are expected to further the objectives of Skylon Park and hence need to meet the placement strategy set for the Hereford Enterprise Zone in terms of business type and also to comply with the planning requirements of the Local Development Order (LDO) in progressing construction on these plots.
- Obtaining a positive determination from the planning authority that the proposal falls within the terms of the Local Development Order, within Use Classes E(g), B2, B8
- The buyer providing satisfactory evidence to the seller of an enforceable contract or equivalent evidence with a reputable contractor for the construction of their project in accordance with the planning application
- If the buyer does not undertake material works on site within 12 months of completion, the seller will buy back the property at the original price net of deposit.
- Further information can be found at <https://skylonpark.co.uk/>

SERVICE CHARGE

The buyer will be granted full rights of access along the private roads owned by Herefordshire Council connecting the plot to the adopted highway.

In respect of **PLOT 11 NORTH MAGAZINE**:

- the buyer is required to pay a fair and reasonable proportion of the maintenance costs of the road that immediately serves the plot up to its connection into the wider Estate services road.
- the buyer is required to pay a fair and reasonable proportion of the annual management and maintenance costs of the Sustainable Urban Drainage Scheme (and associated landscaping) that has been installed to deal with surface water run off across the whole of the North Magazine area including this plot
- the buyer needs to abide with the North Magazine construction protocol.

In respect of **PLOT C1A**, note the plot access connects directly onto the adopted highway and where:

- the buyer is required to pay a fair and reasonable proportion of the management and maintenance costs of the Sustainable Urban Drainage Scheme that serves the plot located on immediately adjoining land owned by the Council.
- There is a service strip that runs along the northern part of the plot. No buildings to be placed there.

VAT

VAT is not chargeable on either plot.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity





GENERAL DATAROOM

On request, prospective purchasers will be allowed access to a general dataroom with the following information available:

- HEZ Local Development Order October 2019
- HEZ Drainage and Flood Management Strategy 2021
- HEZ Travel Plan 2023
- Plot NM11 Utility Plan
- Plot C1A Utility Plan
- NM11 Aerial Plan
- C1A Aerial Plan
- HEZ Enquiry Form
- HEZ Accompanying Information Form
- HEZ Placement Statement

Additional documents will be made available to parties as part of submission of offers, including

Plot NM11

- DWG Plot Plan
- Sellers Pack report
- Sellers Pack Appendices
 - Appendix A – Land Registry
 - Appendix B – Geo-environmental Information
 - Appendix C – LDO & Planning Information
 - Appendix D – Landscape Masterplan & Sustainability Information
 - Appendix E – Site Wide & Plot 11 Drawings
 - Appendix F – Utilities Plans
 - Appendix G – Drainage Information
 - Appendix H – Serviced Plot Drawing
- North Magazine SI Factual Report – EMS
- North Magazine Plots 11 and 12 SI Final Report – EMS
- North Magazine Desk Study – EMS
- Encountering ACMs in On-site Soils on Brownfield Sites
- Explosives Contamination Survey – Zetica
- Travel Planning Guide
- Outline Travel Plan

Plot C1A

- C1 AS BUILT TOPO (CAD/PDF)
- Ground Investigation Report – EMS
- Phase One Desk Study – EMS
- Soakaway Test Letter Report - EMS
- S104 Drainage Plan
- S104 Long Section
- Accommodation Works Plan
- Cover System Verification Report – Stantec
- Verification Report 002 – Wye Valley Demolition
- Factual Report – CC Ground Investigations
- Land Registry Title

FURTHER INFORMATION

Contact: Neil Slade or Thomas Morley
Email: neil.slade@harrislamb.com or thomas.morley@harrislamb.com
Tel: 0121 455 9455

Date: NOVEMBER 2024



PLOT C1A



PLOT C1A

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Herefordshire Council
Environmental Health & Trading Standards
Air, Land & Water Pollution
031 Owen Street
Hereford
HR1 2PU



FOR IDENTIFICATION PURPOSES ONLY





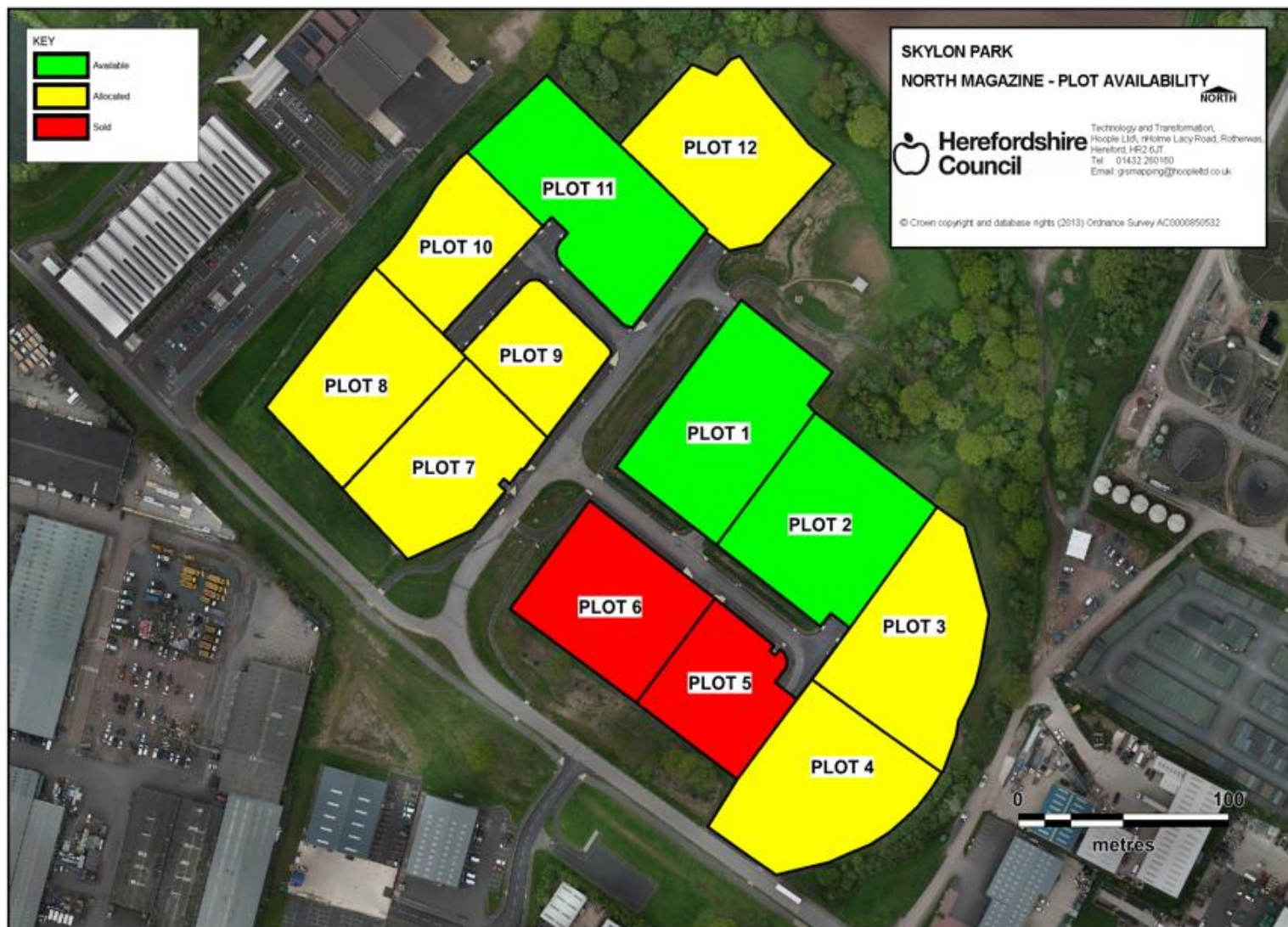
PLOT NM 11



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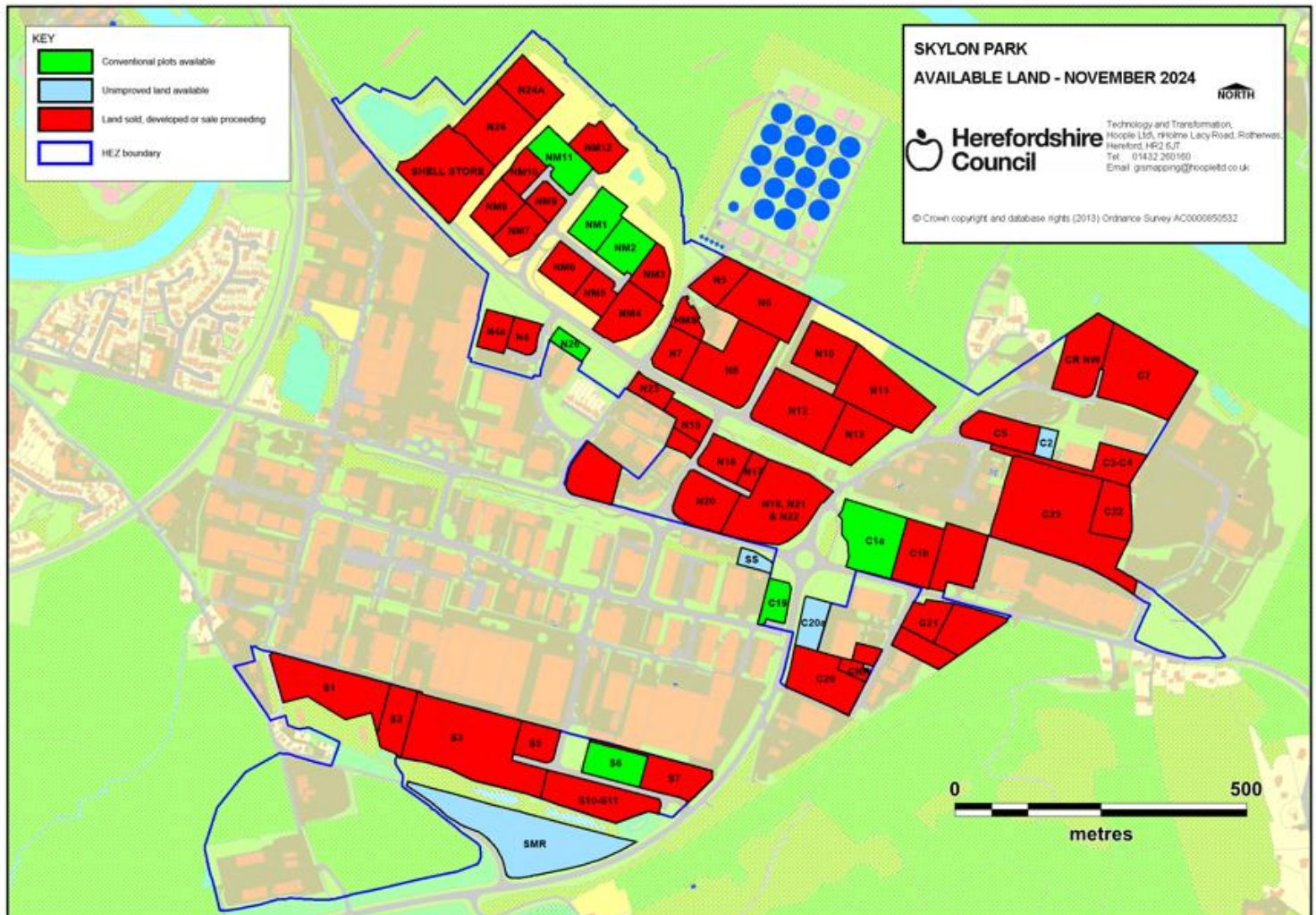


NORTH MAGAZINE PLOT AVAILABILITY

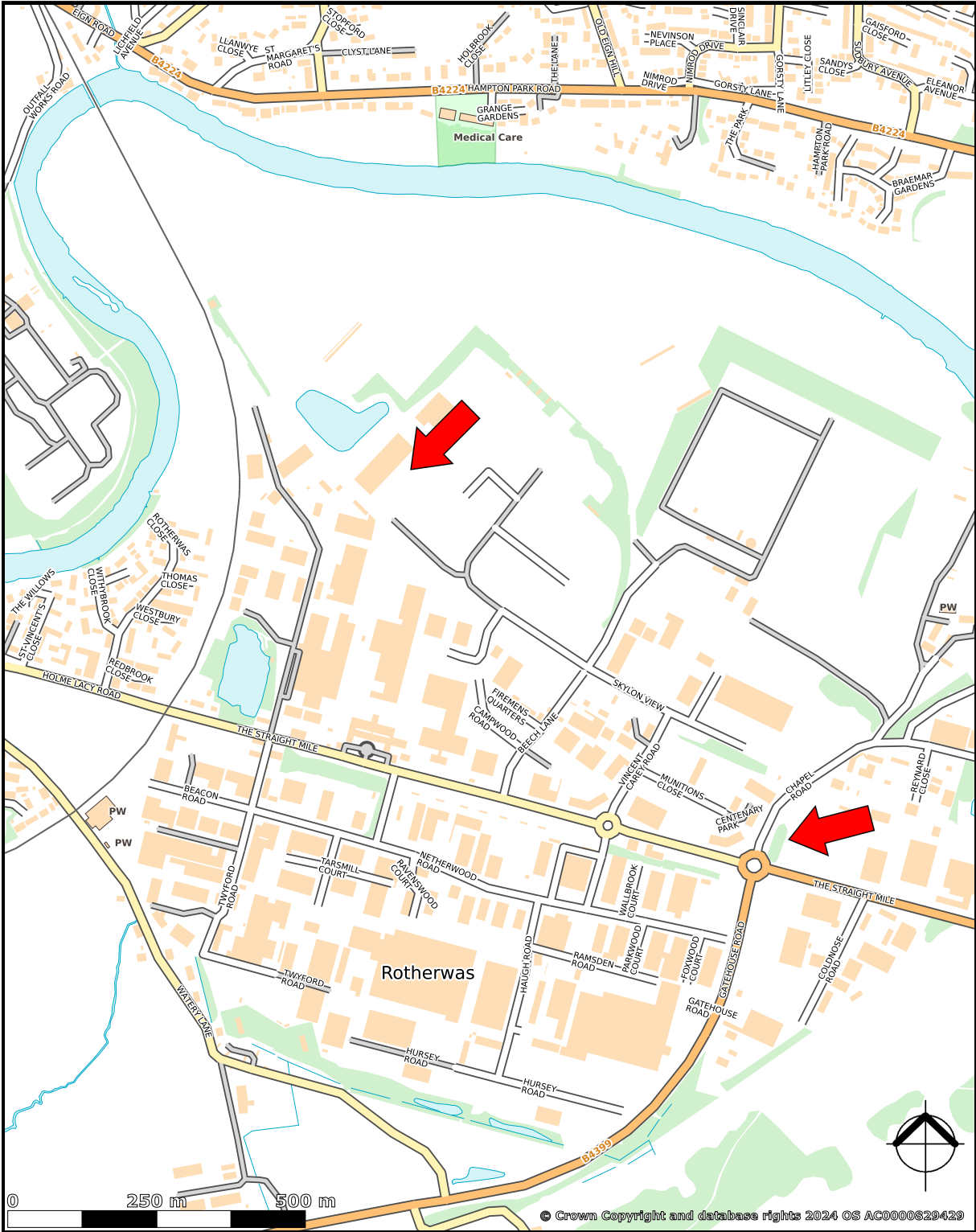




SKYLON PARK – FULL PLOT AVAILABILITY



Skylon Park, Hereford Enterprise Zone, Rotherwas, Hereford



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Plotted Scale - 1:10,237

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