



Development Opportunity – Long Stratton, Norfolk

68.33 hectares (168.84 acres) of residential development land

BROWN & CO

Development Opportunity, Long Stratton, Norfolk

A well planned development for 1,275 homes and separately approx. 11 hectares of employment land

Approximately 68.33 hectares (168.84 acres) of residential development land with associated community land

FOR SALE BY PRIVATE TREATY

Available as a whole



LOCATION AND SITUATION

The site is situated in Long Stratton approximately 11 miles south of Norwich, Norfolk and includes much of the land east of the A140 between the town and the Long Stratton bypass, which is under construction.

Long Stratton is an attractive town historically comprising two villages; Stratton St Mary and Stratton St Michael. The original villages were named in the Domesday book, with the name “Stratton” meaning a farm or settlement on a Roman road.

The town has a population of approximately 4,000. There are 3 schools and various shopping & leisure facilities as well as a doctors surgery.

There is an active bus route to Norwich, which is the regional administrative centre of Norfolk. It is well known as a top retail destination and has a large student population at the UEA, University of the Arts and Norwich City College as well as many major businesses.

Norwich has an urban population of approximately 213,000, a retail catchment of approximately 1.1 million and is home to a wide variety of arts and culture, galleries, history & architecture. The varied shopping and leisure and easy access to the extensive coastline and the Broads National Park, all contribute to an outstanding quality of life.

NORWICH RESEARCH PARK (NRP)

The land is reasonably accessible to the NRP which is home to a number of world class research facilities including four independent research centres: the John Innes Centre, The Institute of Food Research, the Genome Analysis Centre and The Sainsbury Laboratory, together with the University of East Anglia (UEA), and the Norfolk & Norwich University Hospital.

DESCRIPTION

The sale area extends to approximately 68.33 hectares (168.84 acres). The area within the planning permission is larger and includes associated drainage features and 11 hectares of employment land. It is intended to deal with the employment land separately. Further information is available by request.

The total sale area comprises: the residential land extending to 64.71 hectares (159.90 acres) and land to be used for a Community Hub, a school site and a school extension site which combined extend to approximately 3.62 hectares (8.94 acres).

The current master plan divides the site into 5 phases, A to E. Access is available to the different phases from different sections of the road network including the new Long Stratton bypass. However, the sellers propose to sell in one lot under a single contract.

The sale may be to either a single buyer or a consortium of buyers in collaboration.

TENURE AND POSSESSION

The property is freehold and vacant possession will be available on completion.

PLANNING

The decision notice is dated 15th September 2023 reference 2018/0111. The application was a hybrid planning application and included the bypass with roundabouts and junctions and additional development land west of the A140.

The permission granted includes:

- i. 1,275 dwellings plus land for each of a community hub, a school and a school extension.
- ii. Approx. 11 hectares of employment land.

The Section 106 is dated 14th September 2023 and includes obligations in relation to the bypass contribution, affordable housing, open space, short-term nutrient mitigation, long-term nutrient mitigation, primary education, travel, bypass land and drainage structures. Additional development on land west of A140 is permitted under reference 2018/0112.



PLANNING CONDITIONS

There are 59 conditions in the planning permission, of which 39 deal with the development and the rest refer to the bypass.

Although there are inter-relationships between the development sites on the east and west of A140, each condition separates the phases so the east and west can be developed independently. There will be some future co-operation between the sites where an over arching issue affects both, such as nutrient neutrality.

Where contributions are stated for the whole or the mitigation strategy determines a number of units, the site on the east of the A140 is accepted between the collaborating owners as 2/3rds of the whole. There are numerous conditions, but we note below a selection for information.

DESIGN CODE

The application includes a design code. As part of any reserved matters application a design code compliant statement specific to that phase should be submitted.

FLOOD

Each phase will require an updated flood risk assessment and foul and surface water drainage strategy specific to that phase prior to development.

BYPASS

167 dwellings can be occupied on the east of the A140 prior to the bypass and associated highway works being completed. The bypass is expected to be completed in "late 2025"

HIGHWAY IMPROVEMENTS

Proposals need to be approved before direct vehicular or pedestrian access from any phase is available from or onto Hall Lane, Star Lane or Edges Lane.

EMPLOYMENT LAND

The employment land is dealt with separately, but it is specified that notwithstanding the provisions of the Town and Country Planning (General Permitted Development) order 2015 the employment land shall be utilised for no other purpose than those falling within Class B1, B2 and B8.

MIXED TENURE HOUSING WITH CARE

Prior to or as part of the submission for the first residential reserved matters application a scheme for mixed tenure housing with care is to be submitted for approval.

SELF BUILD

The demand and number of self-build plots to be provided in a phase is to be approved prior to the commencement of development in that phase.

ARCHAEOLOGY

With the exception of ground works or site clearance, no development shall take place within any phase until an archaeological written scheme of investigation has been approved.

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

No development shall take place within any phase until a detailed LEMP has been approved for that phase.

BIODIVERSITY METHOD STATEMENT

No development will take place within any phase until a biodiversity method statement has been approved for that phase.

Within 12 months of the completion of any phase, a biodiversity net gain audit report will be required to demonstrate that the phase has delivered at least 10% biodiversity net gain.

LIGHT

With the exception of domestic lighting, where lighting cannot be avoided a lighting design strategy for biodiversity is to be approved before lighting is installed.

The areas shown on plan reference 2020-398-113C – May 2023 and the area to the “west of the north western part of the developed site” is to be maintained as a dark corridor for the lifetime of the development with measures in place for dark sky protection during the period of construction for each phase.

ECOLOGICAL BASELINE SURVEY

The approved ecological baseline survey information should be kept up to date not less than every 2 years from the date of the planning permission.

SPECIES AND HABITATS

To safeguard the ecological interests of the site, no development including groundworks and site clearance is to take place within a phase unless a licence has been provided authorising the specified activity assessment in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended). There is a District Level Licence in place for Great Crested Newts and a table showing payments can be sourced in the data room.

WATER USE

The development will be designed and built to achieve a water consumption rate of no more than 110 litres per person per day. Prior to first occupation of the final house in any phase an assessment needs to be agreed to demonstrate this has been achieved.

ENERGY

Prior to first occupation of any dwelling on each phase: a scheme for generating a minimum of 10% of the predicted energy requirement for that phase from decentralised renewable and all low carbon sources must be approved. First occupation in the phase is subject to demonstrating implementation.

NOISE

Noise assessments to demonstrate the internal and external noise levels will be required prior to development above slab level for any phase other than above ground clearance and tree protection works.

CONTAMINATION

No development should take place on any phase until an investigation and risk assessment has been approved by the local planning authority in relation to the nature and extent of any contamination on site.

If the site investigation identifies the need for remediation a detailed scheme is to be approved.

Ground Investigations have been undertaken. The buyer will be provided details of surveys and appraisals and be expected to adopt liability for contamination including all the normal liability undertakings.

FIRE HYDRANTS

No development will take place within each phase until a scheme has been agreed with the Norfolk Fire and Rescue service for the provision of fire hydrants.

The remaining conditions relate to the bypass including roundabouts and junctions.

EARLY ENTRY

Early entry prior to completion may be available for agreed site appraisals on agreement of terms.

DOCUMENT STORAGE SITE

A secure website containing details of the planning permission, the application details and technical information and other supporting information is available from the vendors agents at: <https://docs.brown-co.com/login.htm>

Please contact the Vendors agent for login details.

WAYLEAVES, EASEMENTS RIGHTS OF WAY

The site is sold subject to and with the help and benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

UKPN

An offer for an upgrade has been received and the details are on the document storage site.

PRIMARY SCHOOL

There is an obligation for provision of a 2 hectare primary school site and a 0.5 ha school extension site.

COMMUNITY HUB LAND

There is an obligation for provision of a 1 hectare Community Hub site.

Both the School and the Hub land need to be offered early in the development and provided by a specific trigger.

FORMAL SPORTS PROVISION

Provision is anticipated to be located on Phase B (hatched brown on the plan attached). Further information is contained at Schedule 4, Part 2: Formal Sports Pitches – East on page 49 of the S106 agreement.

NUTRIENT NEUTRALITY

The cessation of farming on both the east and west planning areas, including the employment land enables construction and occupation of 638 dwellings using the Natural England calculator. This increases to approx. 979 dwellings using the Norfolk calculator and while Natural England have approved this change to use the Norfolk calculator, South Norfolk and Broadland District Council are yet to sign off. Having regard to the improvements required under the Technically Achievable Limits, the total capacity of both sites for 1875 dwellings can be accommodated by the cessation of farming as detailed in the nutrient neutrality mitigation plan and NNAMS. An amendment to NNAMS has been submitted to B&SNC



In case bidders are concerned about changes in regulation, the seller and promoter have the option to draw down land for provision of a wetland for the sum of £1 as part of the east/west collaboration.

RESTRICTIVE COVENANT

The Sale will include a Restrictive Covenant limiting the site to 1275 units.

OVERAGE

The property is sold subject to overage relating to the affordable housing proportion.

Overage will be payable at the blended value of the plots under the contract where the proportion or number of affordable homes is lower than the proportion or number on which the accepted bid price is structured for a 35 year term payable on grant of variation of the planning permission.

METHOD OF SALE

The property is offered for unconditional sale by private treaty for the residential land. We would be pleased to enter discussions with any bidder who would like to purchase the employment land. The deposit will be 5% on exchange of contracts with the balance payable on completion, unless the sellers agree terms for deferred payments.

Any deferred terms will be secured by a parent company guarantee and a first legal charge over 120% of the value deferred in a form approved by the sellers solicitors.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

HEALTH & SAFETY

The property is part of a working farm and adjacent a bypass construction scheme, so viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

VALUE ADDED TAX

The site has been opted to tax and therefore VAT will be payable by the Buyer in addition to the contract price.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to an arbitrator of the Seller's choice, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Seller's Agents will be responsible for defining the boundaries or the ownership thereof.

VIEWING

Viewing is permitted during daylight hours with a set of these sales particulars to hand, having contacted the Selling Agents. Access is not permitted to the bypass land or areas within temporary fencing for the bypass works.

AGENTS

Messrs. Brown & Co LLP
The Atrium, St George's Street, Norwich, NR3 1AB

Tel: +44 (0) 1603 629871
Reference: Charles Birch and Ed Plumb

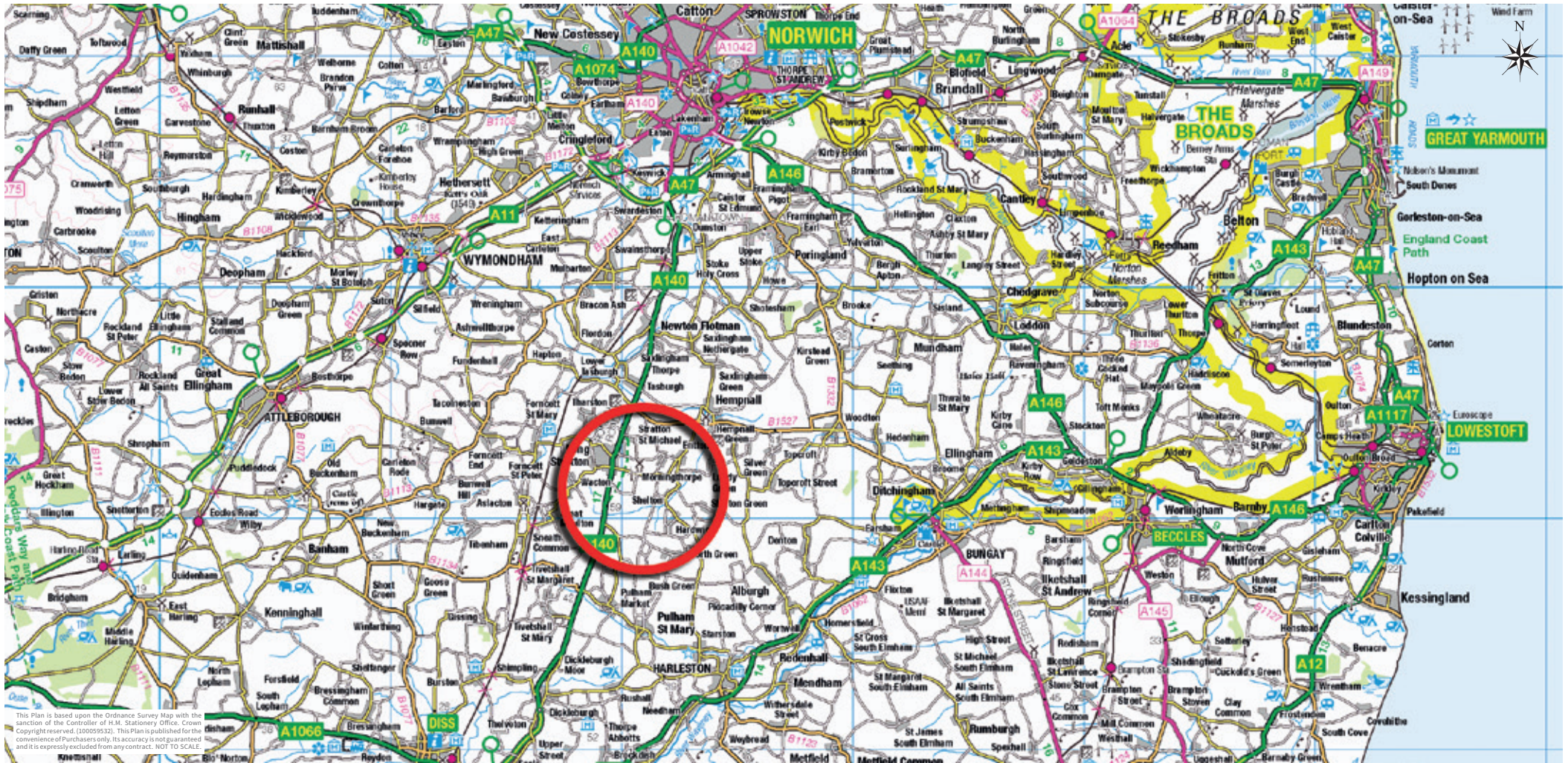
SOLICITORS

Messrs. Greene & Greene
80 Guildhall Street, Bury St Edmunds IP33 1QB

Tel: +44 (0) 1284 762211
FAO: Hugo Greer-Walker, and:

Messrs. Birketts LLP
Kingfisher House, 1 Gilders Way, Norwich, NR3 1UB
DX: 5230 Norwich

Switchboard: +44 (0)1603 232300
Tel: Chris Hoxley



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Brown&Co Norwich
 The Atrium | St Georges St | Norwich | NR3 1AB
 T 01603 629871
 E charles.birch@brown-co.com | edward.plumb@brown-co.com

BROWN & CO
 Property and Business Consultants
 brown-co.com

