

MIXED USE – DEVELOPMENT OPPORTUNITY

Bishop's Stortford North

Eastern Neighbourhood Local Centre
and Business Park Extension CM23 2HE

**Proposed Eastern Neighbourhood
Local Centre 6.67 acres & Business Park
Extension Land – 1.29 acres**

Offers are invited,
subject to contract





S

X

Y

Approximate Site Boundary - Eastern Neighbourhood and Business Park.

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 Eastern Local Centre and Employment Zone - Business Park Extension Land Parcels at Stortford Fields , a circa 3,000 - unit housing scheme to the north of Bishop's Stortford.

The land parcels extend to approximately;

Eastern Local Centre (retail/commercial) 2.78 hectares (6.67 acres)

Business Park Extension - Employment Zone 0.52 hectares (1.29 acres)

On the 2nd of April 2015, outline planning permission 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, and which provides for the following;

Development of two mixed use local centres on 4.1 hectares of land providing up to 21,000 sq m gross commercial floor space (Use Class B1(a), (b) and (c)) inclusive of (if required) a maximum of 3,000 sq m gross for healthcare facilities (Use Class D1) together with retail floor space (Use Classes A1, A3, A4 and A5) specifically excluding any A2 uses up to a maximum of 1,200 sq m gross, residential development (Use Class C3) and potential for other community/cultural/leisure facilities – Use Class D1 and D2 if required.

If required (floor space to be agreed) the potential for an additional 0.5 hectares of land for up to 4,000 sq m gross of commercial floor space (Use Class B1(a), (b) and (c))"

Planning Permission (ref: 3/19/2626/FUL) was secured in March 2021 for the Local Centre in the Western Neighbourhood. The approved scheme included a 78-bed care home (Use Class C2), 29 affordable apartments and flexible commercial floorspace.

BSNC are now seeking a development partner to take forward the Eastern Neighbourhood Local Centre and the Business Park Extension Land which currently have 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 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, extra care facility and the commercial uses.

The hybrid consent provided for development of two mixed use local centres on 4.1 hectares of land providing up to 21,000 sq m gross commercial floor space (Use Class B1(a), (b) and (c)) inclusive of (if required) a maximum of 3,000 sq. m gross for healthcare facilities (Use Class D1) together with retail floor space (Use Classes A1, A3, A4 and A5) specifically excluding any A2 uses up to a maximum of 1,200 sq m gross, residential development (Use Class C3) and potential for other community/cultural/leisure facilities – Use Class D1 and D2 if required. If required (floor space to be agreed) the potential for an additional 0.5 hectares of land for up to 4,000 sq m gross of commercial floor space (Use Class B1(a), (b) and (c))”

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Label	Designated use	Size (AC)	Size (HA)
X	Eastern Neighbourhood Local Centre	5.34	2.161
Y	Eastern Neighbourhood Local Centre	1.33	0.538
S	Business Park Extension Land	1.29	0.522
Total		7.96	3.221

BSNC are now seeking a development partner to take forward the Eastern Neighbourhood Local Centre and the Business Park Extension Land which currently have outline planning permission.

The Eastern Neighbourhood Local Centre (ENLC) parcel measures approximately 2.7 hectares / 6.67 acres (parcels Y & X on the Masterplan) and the Business Park Extension Land (BPEL) measures approximately 0.52 hectares/ 1.29 acres (parcel S on the Masterplan).

Condition 10 of the hybrid permission provides that within the Eastern Neighbourhood’s Local Centre, the total floor space falling within Classes A1, A2, A3, A4 and A5 of the schedule to the Town & Country Planning (Use Classes) Order 1987 shall not exceed 1,000 sq m gross floor space on which only 600 sq m shall be used for retail purposes Class A1. None of the premises falling within Class A1, A2, A3, A4 and A5 can individually exceed 200 sq m gross.

Condition 2 c) 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 ENLC and the BPEL 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 ENLC and BPEL which is not pursuant to the outline. This would provide an opportunity for a wider range of uses, and additional floorspace.

7.96 acres

Proposed Local Eastern Neighbourhood Centre – 6.67 acres & Business Park Extension Land – 1.29 acres

c.3,000 house scheme

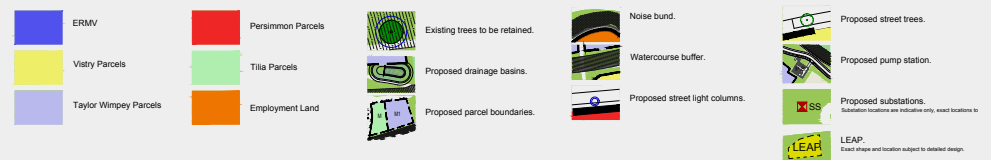
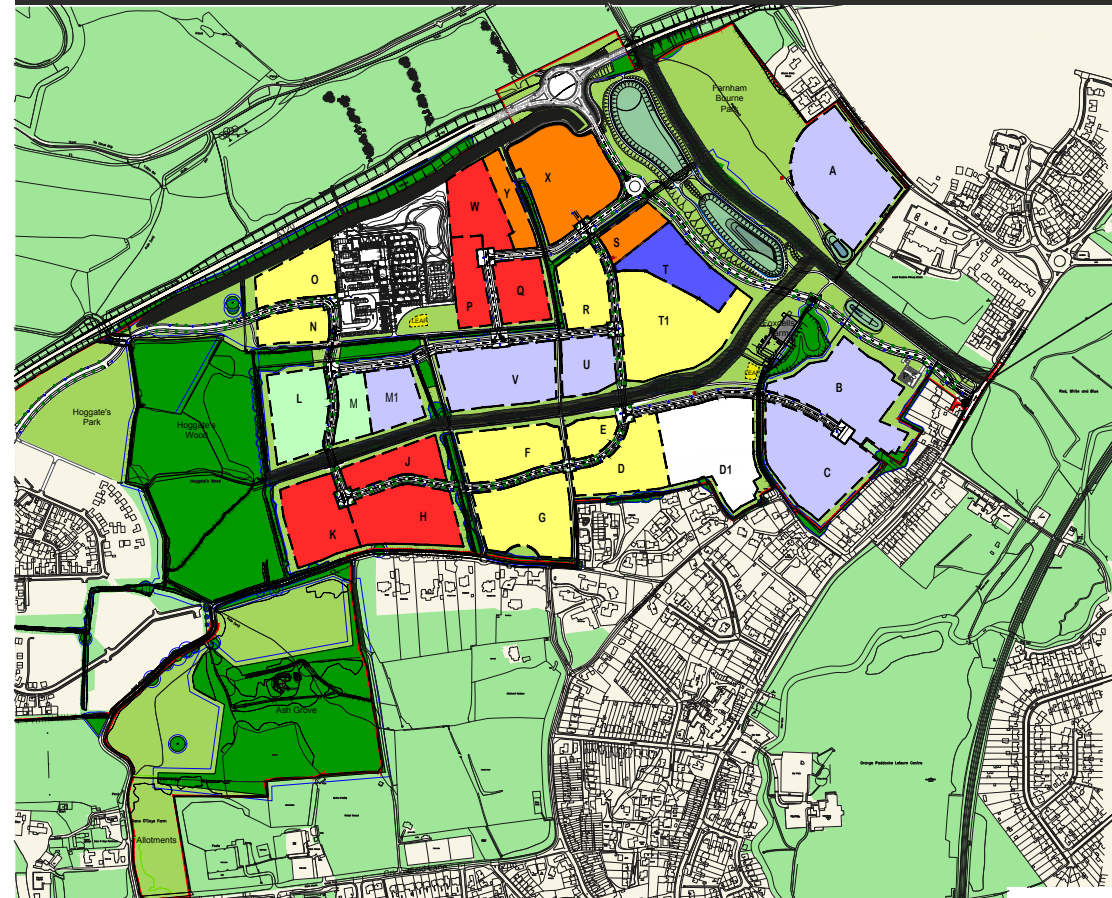
Excellent opportunity to purchase a Local Centre/Employment Zone development site within a new c.3,000 unit housing scheme

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 Eastern Local Centre and Business Park Extension Land are 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 land parcel 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 'ENLC - Bishop's Stortford North' and should be addressed to greg.loizou@bidwells.co.uk and louise@cokegearing.co.uk. Emailed offers will be accepted.

Please note that the preferred development partner can include residential units within their proposed scheme.

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

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.



Contact

For further information please contact the following:

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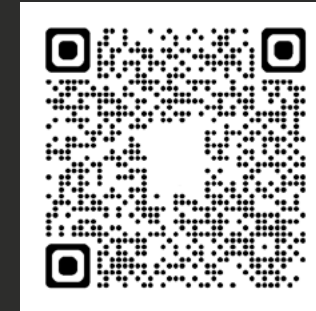
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cokegearing.co.uk

Scan for 360 views



Scan to watch video



Date: January 2025

Important Notice

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