

Prime Residential Development Opportunity

Invitation to Tender for Phases D & E Ashton Green, Leicester

UNCONDITIONAL AND CONDITIONAL OFFERS

CLOSING DATE FOR OFFERS BY INFORMAL TENDER: 12PM, FRIDAY 13TH DECEMBER, 2024



THE OPPORTUNITY

- A mixed-use project with plans for 3,000 homes on a 130-hectare greenfield site.
- Leicester City Council is the main owner, developer, and promoter of the land.
- Outline planning permission granted in 2011, amended in 2018. Situated on the north side of
- Leicester, about 3.5 miles from the city centre. Offers easy access to major
- motorways (M1, M69) and A46 bypass.



INTRODUCTION

Leicester City Council (“the Council”) and fellow landowner, the Diocese of Leicester are seeking to dispose of Phases D & E, which is a greenfield site approximately 22.26 ha (55.01 acres) gross, located at Ashton Green Leicester.

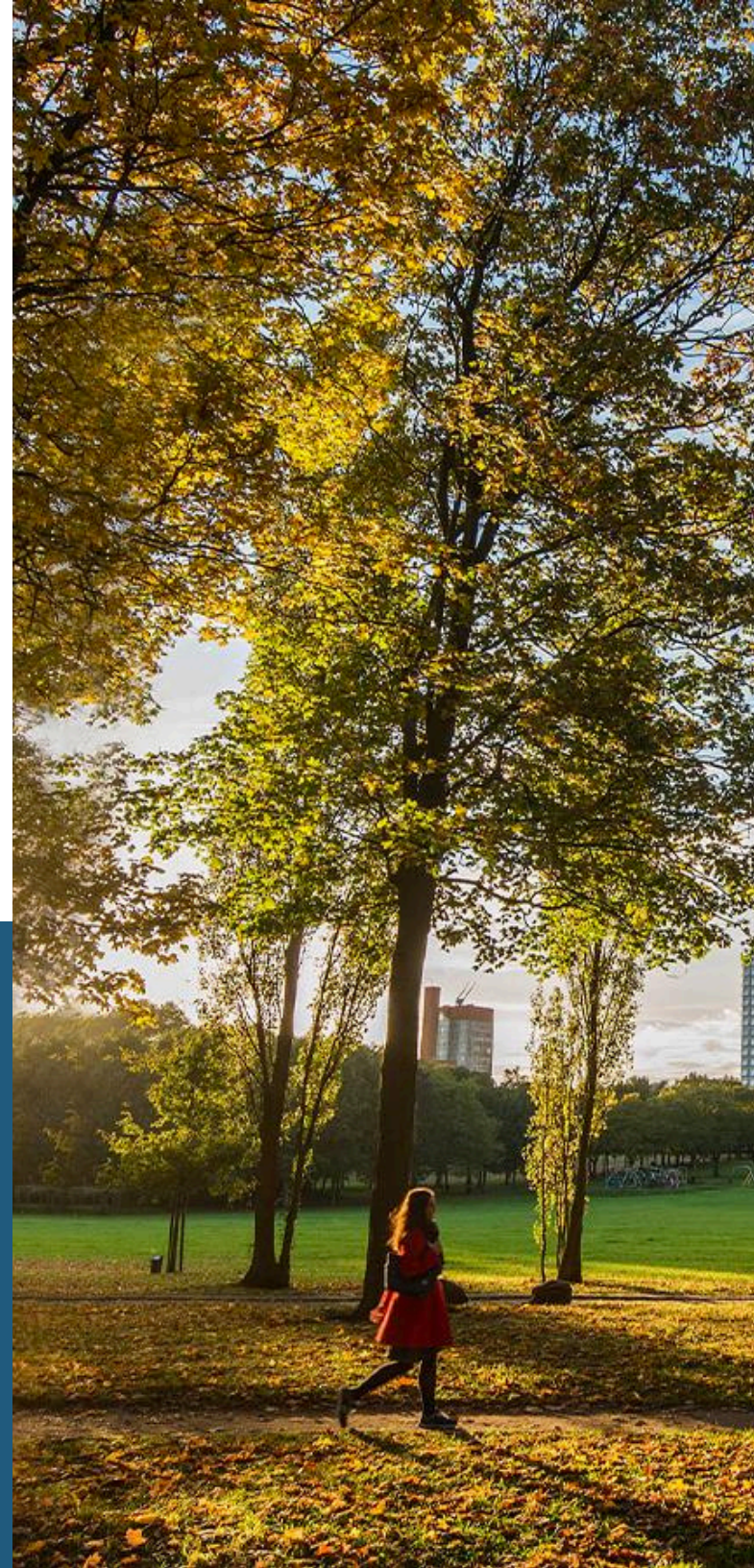
The Council is the principal landowner/development promoter of Ashton Green, which will be a high quality sustainable urban extension for Leicester, providing up to 3,000 new homes. Outline planning permission was originally granted in 2011, with subsequent amendments in 2014 and 2018. Site wide development strategies were agreed in 2016 and more recently changes have been made to phasing plans and design guidance.

In Phase A, 100 dwellings were completed in late 2020 by Morris Homes. In Phase B, 307 dwellings are currently under construction by Tilia Homes with around 130 now occupied. Morris Homes have been appointed as development partner for Phase C and a reserved matters application for 440 dwellings is anticipated for submission in late 2024.

SITE BACKGROUND

The Council is now seeking to deliver the next residential opportunity and is seeking a development purchaser for Phases D & E to deliver a high-quality residential scheme.

The anticipated density for Phases D & E is approximately 525 units. The landowners welcome tender submissions from major housebuilders to consortiums, as an opportunity to create a range of tenures such as private, affordable, and private rented sector/build to rent.



SITE PROFILE

- Ashton Green offers the potential for 3,000 new homes on a large greenfield site (130 hectares).
- Leicester City council is the main owner, developer, and promoter. A minor portion (approximately 5.25 hectares) belongs to the Diocese of Leicester.
- Outline planning permission was granted in 2011 and amended several times, most recently in 2018.
- Phases D & E are the specific areas currently available for development, approximately 22.26 hectares gross / 13.95 hectares net (37.6 dph).
- Access will be available from several roads (Bevan Road, Ashton Green, HLF Spine Road, Ashton Green Road).
- Situated on the north side of Leicester, about 3.5 miles from the city centre.
- Provides easy access to major motorways (M1, M69) and A46 bypass.
- Locality to schools and other social infrastructure.
- The ownership for Phase D & E is outlined on the sales plan in red.



PLANNING

The whole of Ashton Green has outline planning permission for up to 3,000 homes, 10 ha of large-scale employment land, site wide green infrastructure and provision for community social infrastructure including retail and commercial uses. The current outline consent, Application No: 20162453, was approved in October 2018.

The Council as land promoter has recently submitted a s73 application to make amendments, primarily land use changes, to the 2018 consent. This s73 application includes an amended site wide Design Guide and updates to the site wide development strategies approved in 2016 including phasing. No additional section 106 developer contributions are anticipated.

The draft Design Guide (2024) will be included as part of the sellers pack and provides the clear design objectives and requirements for these next phases of development. The Design Guide sets out the Council's development vision for Ashton Green as land promoter and the document establishes detailed design parameters for key street and spaces, to provide clarity as to what constitutes acceptable design quality. It provides the basis for pre-application discussions and the subsequent preparation of reserved matters planning applications.

RESERVED MATTERS AND AFFORDABLE HOUSING

The local planning authority expects a single reserved matters application to be submitted for Phases D & E that will tie in the developer's proposals with the adjoining Phases B and C, and will also have regard to necessary future links to the western Phase F. 30% of the dwellings will be affordable and split between affordable rent 80% and intermediate tenure 20%.

DEVELOPER INFORMATION PACK, INCLUDING SURVEYS

Technical reports and surveys relating to the site can be found as part of the seller's pack and accessed the Proactis Portal. However, all interested parties are expected to undertake and rely upon their own site investigations and surveys and that the reports that are provided are for information and guidance only.

TENURE

The land will be sold freehold with vacant possession.

LEGAL

The draft unconditional /conditional contracts and the transfer can be found as part of the sellers pack. Further legal documentation associated with the site such as title information, rights of ways, wayleaves, easements, searches and conveyance plans, can be also found as part of the developers information pack.

COUNCIL FEES

The purchaser will be responsible for a contribution towards the Vendor's surveyors and legal fees of 1.25% of the purchase price plus VAT.

VAT

Vat will be levied at the appropriate rate, if elected.

TENDER PROCESS

Prospective purchasers are invited to submit their bid for Phases D & E on both an unconditional and/or conditional basis, subject to contract for consideration as per the Tender Form.

If an unconditional offer is submitted and accepted, the disposal is expected to be completed on or before September 30, 2025, with a 100% upfront payment

If conditional offers are submitted and accepted, subject to Reserved Matters approval, bidders are required to submit a detailed timetable. This should include project milestones and a stage payment plan for the landowners. The landowners preference is for 100% upfront payment for both unconditional and conditional offers but deferred payment terms will be considered.

The tender bid submission requirements are outlined in the Developers Selection document, including the process for assessing and scoring bids. The tender closing date is no later than Friday, December 13, 2024, at 12 PM.

Tender Reference is PAN2751. Tenders will be submitted electronically as per the tender form and via the Councils procurement system - Proactis Portal.


Interested parties are required to register their details via the Proactis Portal, receiving access to the tender form and developer information pack via the below link: <https://procontract.due-north.com/Login>

Please note that that the Sellers are not obligated to accept the highest offer or indeed any bid submitted during the marketing process.

ENQUIRIES


The land can be viewed at any time during daylight hours from the highway frontage. Access to the land for viewing purposes is strictly by appointment only. Neither the Vendors nor their agents accept responsibility for the health and safety of individuals on the site. To arrange a viewing, please contact:

 **Geoff Mee**, Programme Manager

 **0116 454 2975**


 ashtongreen@leicester.gov.uk

 **James Grant**, Senior Development Manager

 **0116 454 2340**

 ashtongreen@leicester.gov.uk

 **Reece Dhalu**, Project Officer

 **0116 454 6025**

 ashtongreen@leicester.gov.uk

 **Rupert Harrison**, Andrew Granger & Co Ltd

 **01509 243 720**

 rupert.harrison@sheldonbosleyknight.co.uk



Register & Download
Developer Information Pack

Disclaimer Leicester City Council

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