

RESIDENTIAL LED MIXED USE DEVELOPMENT OPPORTUNITY

Land adjacent to Bletchley Station fronting Buckingham Road and accessed via Sherwood Drive (comprising former Bletchley Fire and Thames Valley Police Stations).

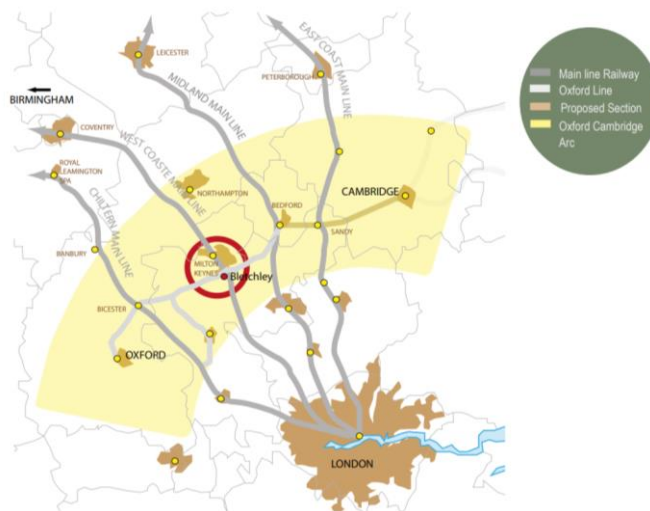
c. 3.13 acre (1.2677 ha)



Conditional offers sought by 5.00 pm on Thursday 21st
March 2024

Location

The site is located immediately adjacent to Bletchley Train Station and benefits from this sustainable transport hub, with regular main line trains to London Euston, Milton Keynes Central, Birmingham New Street and beyond. Bletchley Station also incorporates East West Rail and will act as a key interchange between E/W Rail and mainline passenger services. Bletchley Bus Station and town centre are also in close proximity.

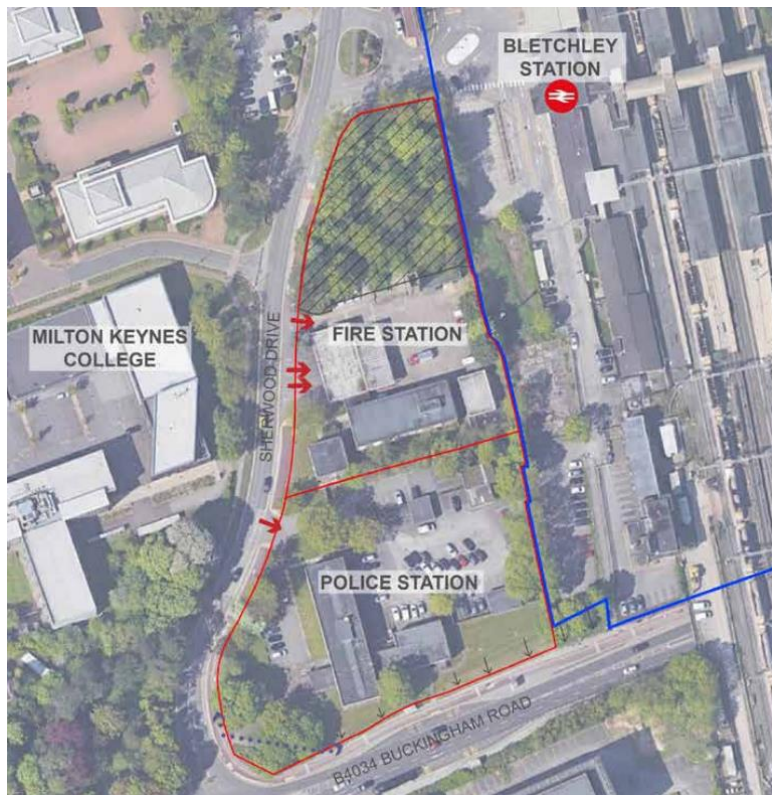


Description

The site is approximately 1.27 hectares (3.13 acres) comprising Titles BM268020 and BM64047 and is suitable for high density residential led mixed use development. The site sits immediately adjacent to Bletchley Train Station (connection hub between East/West Rail and the North/South mainline services) having previously been occupied by the Bletchley Fire Service and Thames Valley Police (TVP) before their relocation to a new facility.

The former Fire Station has already been demolished and the Police Station will be demolished in January/February 2024 with contractors appointed and Prior Approval consent for demolition secured.

The northern section of the site is subject to a blanket TPO, but opportunities exist to utilise this area. A tree constraint plan and copy of the TPO are available on request (see Design section below)



Tenure

Freehold registered under titles BM268020 and BM64047.

MKDP is seeking tenders on the following basis:

Conditional offers for the freehold, consisting of a capital payment on receipt of detailed planning consent, with a further 50% overage payable above a stated aggregate sales receipt. The trigger value for such overage should be clearly stated within the bid. Failure to do so will make the bid non-compliant.

Please note that timeframes will be controlled to ensure delivery. A conditional contract will set out positive timeframes within which to secure an acceptable planning consent. Thereafter a Building Lease (BL) will be granted on full payment of the purchase price (less deposit already paid). The BL will set out commencement of construction timeframes (anticipated within 6 months) and a clear build period and longstop date commensurate with the scheme. The freehold will be transferred for nominal consideration following practical completion.

Delivery of policy compliant affordable housing is encouraged and will be viewed positively during scoring. The mix of the affordable housing should mirror that of the market housing in terms of dwelling size, number of bedrooms and style.

The site is elected for Value Added Tax and any offer should clearly state whether the sum offered is +VAT or inclusive to avoid any ambiguity when assessing bids.

The proposal submitted should assume the following conditions:

- a) The developer is to meet all planning costs and all contributions and costs (including monitoring and legal costs) under any agreed S106 Agreement.
- b) The S106 and market units should be tenure blind. The bid must clearly indicate the mix of accommodation including type, no. of bedrooms, and the net internal floor areas for each dwelling and in aggregate.
- c) All proposals should clearly specify the proportional split between houses and apartments.

The Local Plan for Milton Keynes is 'Plan:MK 2016 - 2031', which was adopted in March 2019. The site falls within the area governed by policy SD16 which encourages residential mixed use with a density range of 150 – 250 dwellings per hectare.

The scheme should be informed by the Development Brief which clearly sets out the Planning Policy context at Section 2, and the Key Design and Development Principles at Section 4.

Attention is also drawn to the West Bletchley Neighbourhood Plan and in particular BS1 – BS4 on p.13 which sets out the aspirations for the 'Station Quarter'. The requirements of Policy SD16 of Plan:MK (2.2.2 on p.11 of the Development Brief) and the Central Bletchley Urban Design Framework SDP

An exceptional approach to urban design and placemaking is encouraged.

On request by email (to Stephen.weston@mkdp.org.uk) prospective purchasers will be provided access to a data room that will comprise the following salient information:

Milton Keynes City Council Development Brief (November 2022)

O.S Mastermap

Topographical Survey

Tree Constraints Plan

Copy of TPO

Phase 1 Ecology Report

Utilities Report

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A single-stage informal tender will be undertaken to select an appropriate developer and scheme for the site.

Submissions should comprise an A3 hard copy and also an electronic version on USB stick and must include the following:

- indicative layout(s) and design statement(s) illustrating design styles and proposed elevational treatments;
- proposed accommodation schedule showing number of units, type, no. bedrooms, size (NIA per dwelling and in aggregate) and tenure;
- full statement in support of the tenderer's experience in delivering similar projects, including examples of previous successful relevant schemes;
- financial offer and the proposed mechanism for calculating overage;
- proof of funding;
- details of any conditions attached to the bid;
- details of any internal or external approvals to which the bid is subject;
- anticipated timescales;
- identity of the bidder, including corporate structure, registered office and beneficial ownership, all of which will need to be evidenced by appropriate documentation
- name and address of the solicitor who will be acting on the bidder's behalf.
- Planning strategy and design method statement detailing how the tenderer will achieve planning approval (including any community engagement process) and the discharge of conditions.

Please note that failure to include or respond on all of the above will result in a lower score due to lack of information.

Submission

Best and final bids are to be submitted by 5.00 pm on Thursday 21st March 2024 in a sealed envelope (A3 hard copy and USB stick) to be clearly marked:

CONFIDENTIAL: Tender for Land Adjacent to Bletchley Station
Milton Keynes Development Partnership LLP
Civic Offices
1 Saxon Gate East
Milton Keynes
MK9 3HG

Bids will be assessed against the following criteria:

1. Experience and track record of bidder (20%);
2. Quality of proposed scheme and its deliverability accounting for planning and constraints (30%); and
3. Financial return to MKDP (50%).

Please note that:

- All costs incurred in preparing and submitting a bid are at the bidder's risk.
- **MKDP reserves the right not to accept the highest, or any, bid made.**
- Escalator and/or other types of variable bids, will not be considered.
- MKDP reserves the right to extend the scope of any agreement/disposal required to facilitate the delivery of the accepted bid.

VAT

The property has been elected for Value Added Tax (VAT) and as such this will be applicable on any sale premium. All bids should clearly indicate whether the amount listed is inclusive or exclusive of VAT.

Additional Information

Copies of Plan:MK and other planning documents are available from <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/dpd-s-and-spds-spgs>.

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Contacts

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Note

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Produced in November 2023.