

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land off Singleton Drive, Grange Farm, Milton Keynes  
MK8 0NF

c. 1.357 acres (0.549 ha)



Conditional offers sought by 2.00 pm on Friday 5 April  
2024

The site fronts Singleton Drive to the west, Dunthorne Way to the north and Coulson Avenue to the east. The H5 Portway is immediately to the south while Central Milton Keynes lies approximately 1.75 miles to the north-east.

Grange Farm which is in the catchment area for Christ the Sower Ecumenical Primary School (primary) and the Hazeley Academy (secondary) with both schools a short walking distance from the site.

Local amenities include a convenience store and local centre immediately to the north of the site, and Shenley Wood, an extensive ancient woodland, and Hazeley Wood both of which are managed by the Parks Trust.



The site extends to approximately 1.357 acres (0.549 ha) of predominantly grassland.

Adopted highway bounds the site to the east, west and north. To the south the site is screened from the H5 Portway by mature trees and planting.

All mains services are believed to be available in the adopted highway.

A constraints plan is available upon request.



## Tenure

Freehold registered under title number BM376935.

MKDP is seeking tenders on the following basis:

**Conditional offers for the freehold of the land, 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 delivery of the proposal will be secured through the grant of a building lease. Thereunder, it would be an obligation to commence construction of a scheme approved by MKDP within six months of satisfactory planning permission being granted and to achieve practical completion no later than 18 months thereafter.

A deposit would be payable on exchange of the conditional contract with the balance of the purchase price payable on completion of the building lease. The freehold would be transferred for nominal consideration after practical completion.

The bid should allow for a minimum of 36% of dwellings to be affordable housing with no rounding down being permitted. For example, schemes of 22 dwellings would both be required to provide six affordable housing units ( $22 \times 36\% = 7.92$ , rounded up to 8).

Delivery of 36% affordable housing will be a contractual obligation and will not be capable of reduction through negotiation or the viability assessment process.

The mix of affordable housing should mirror that of the market housing in terms of dwelling size, number of bedrooms and style, e.g. if 50% of the market housing consists of 3-bedroom houses, 50% of the affordable should also be delivered as 3-bedroom houses.

The Local Plan for Milton Keynes is 'Plan:MK 2016 - 2031', which was adopted in March 2019.

The site is designated in the adopted Policies Map, as 'HS71 – Land off Singleton Drive (SAP1)', for housing and is allocated for 22 dwellings.

A Development Brief, available upon request, was produced by Milton Keynes City Council in April 2018 as part of the process that MKDP followed at that time before bringing a site to the market.

The purpose of the Development Brief is to provide planning and design guidance. It should be read in conjunction with this document, in order to enable an informed proposal to be submitted that responds to the stakeholders' aspirations for the site.

## Design

Please refer to Section 5 'Planning and Design Principles' of the Development Brief; the 'Parameters Plan' at page 28 should also be noted as this represents a key reference point for prospective parties.

All affordable housing must be indistinguishable from market housing, i.e. the proposed scheme must be tenure blind.

Although the local plan allocation reflects a density of density of around 41 dwellings per hectare, although higher densities, incorporating apartments, may be appropriate given the site's location adjacent to a local centre and the context of three-storey buildings in the immediate vicinity.

Parking must be in accordance with Milton Keynes City Council's current parking standards.

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

Submissions should comprise a hard copy as well as an electronic version on a USB stick and must include the following:

- indicative layout(s) and design statement(s) illustrating design styles and proposed elevation treatments;
- proposed accommodation schedule showing number of units, type, size and tenure;
- full statement in support of the tenderer's experience in delivering similar projects, including examples of previous successful 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; and
- name and address of the solicitor who will be acting on the bidder's behalf.

Please note that failure to include 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 2.00 pm on Friday 5 April 2024 in a sealed envelope to be clearly marked:

**CONFIDENTIAL: Tenders for Grange Farm**  
**Milton Keynes Development Partnership LLP**  
**Civic Offices**  
**1 Saxon Gate East**  
**Milton Keynes**  
**MK9 3EJ**

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

VAT will be applicable to the disposal of the site.

## Additional Information

Further information is available upon request.

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

Milton Keynes Development Partnership (MKDP) is a limited liability partnership owned by Milton Keynes City Council (MKCC). Its primary role is to use and develop its portfolio of land assets to advance MKCC's objectives to develop the city to build on its impressive track record and to become an ever-better place to live and socialise as well as to work and conduct business.

## Contacts

### **Damien Lippett**

Mob: 07765 341947

Email: [damien.lippett@mkdp.org.uk](mailto:damien.lippett@mkdp.org.uk)

### **Note**

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Produced in January 2024.