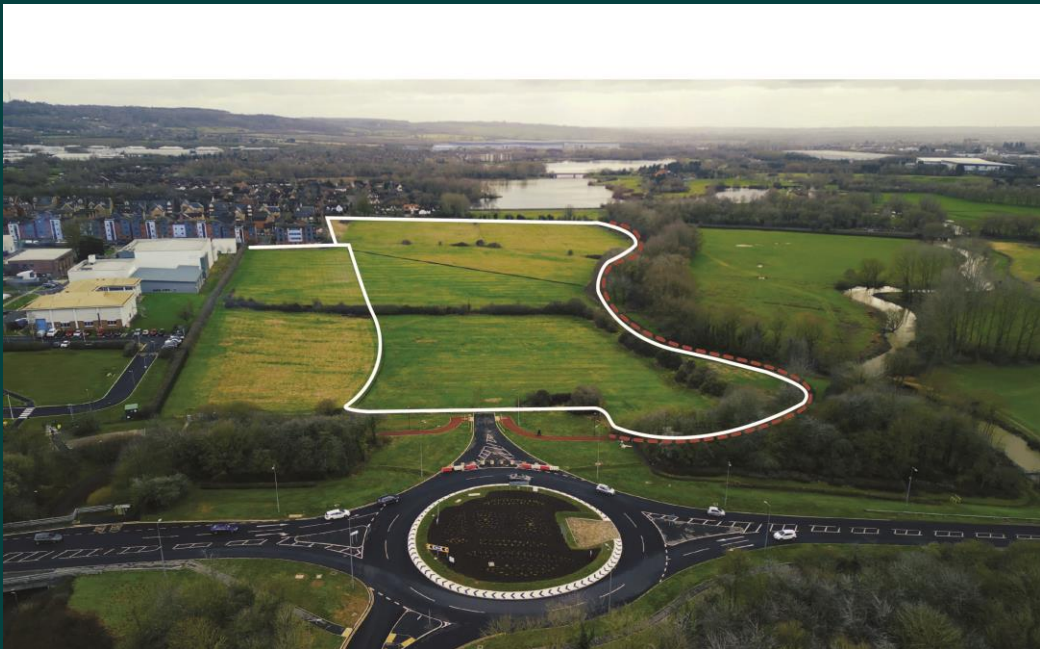


KEY RESIDENTIAL DEVELOPMENT OPPORTUNITY

Outline planning permission for up to 174 dwellings.
Land West of Walton Manor and South of Groveway.
Circa 9.22 ha (22.8 acres)



Conditional offers sought by 5.00 pm on Thursday 18th
April 2024

The site lies immediately South of Groveway and benefits from a dedicated spur off the newly constructed roundabout, The Open University lies to the North as shown by the aerial photo below, Walton Manor (Intervet/MSD facility) to the East, Simpson road and Caldecotte Reservoir to the South and Woughton Park extends along the entirety of the western boundary.



View from Caldecotte Reservoir



The site comprises 6.32 hectares (15.6 acres) of residential development land with an additional 2.9 hectares (7.2 acres) of Open Space and Existing structural planting held under Freehold Title BM285296.

The Site has direct roundabout access off Groveway to the North, abuts the adopted highway along the southern boundary with Simpson Road and also benefits from a pedestrian link to Hullwell Gate (not vehicular) via reserved rights/positive covenant placed on neighbouring owner (MSD).

Proposals

MKDP is seeking tenders on the following basis:

Conditional offers for the freehold, consisting of a capital payment following receipt of Reserved Matters (on grant of Building Lease), 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.

The proposal submitted should assume the following conditions:

- a) The developer is to meet all planning costs in respect of reserved matters, and all contributions and costs (including monitoring) under the agreed S106 Agreement or any modified or new agreement.
- b) As a Stage 2 Geo – Environmental Report is provided the developer should fully reflect ground conditions within their bid. No further adjustments in respect of 'Abnormals' will be accepted.
- c) All bids should be net of all endowment costs required to cover the future maintenance costs for all common areas, which are to be offered for transfer to Milton Keynes City Council or their designated party (e.g., Parish Council or Milton Keynes Parks Trust).
- d) The developer is to deliver a minimum of 36% Affordable Dwellings (31% governed by S106). This will be a contractual obligation and won't be capable of reduction through negotiation or viability assessment.
- e) The developer is to meet the cost of delivering a link road between the main spine road within the proposed scheme to the MSD/ Intervet UK Ltd land (formerly owned by MKDP) which sits on the Eastern Boundary of the site. This is to serve additional staff parking areas and for emergency deliveries etc. (7.5 tonnes max). See TP1 within data room. Note: the same TP1 reserves rights in favour of the MKDP land over a landscaping buffer (circa 8m) including entry rights for ecological enhancements, and for a pedestrian access route to Hullwell Gate.
- f) The S106 and market units should be tenure blind. The bid must clearly indicate the mix of house types/bedrooms, net internal floor areas for individual dwellings and in aggregate.

Please note that in respect of the Affordable Dwellings 'rounding down' will not be permitted.

e.g. Based on 174 dwellings:

$174 \times 36\% = 62.64$. In this case to be a compliant bid there would need to be a minimum of 63 Affordable units, 54 of which would be via S106 (31%)

All bids should provide a proposed layout, clearly differentiating between the market ,S106 units and additional affordable dwellings.

An exceptional approach to urban design and placemaking will be encouraged.

Accelerated Delivery – The legal agreement will set timeframes for submission of Reserved Matters, commencement of construction and completion timeframes. A proposed timetable should be incorporated within the developer's proposal.

It is envisaged that the deal structure will be based on a conditional contract leading to a building lease for the construction phase. The freehold will be transferred to the individual plot purchasers following PC.

There should be an appropriate mix of affordable housing in terms of size/ no. of bedrooms and style to take account of local need in the area. The affordable mix should proportionately mirror that of the market housing.

Although not an obligation It is anticipated that there will be the following split in typology:

35% -45% Apartments

55% -65% Houses

All bids should clearly specify the proportional split between houses and apartments.

All affordable housing must be indistinguishable from market housing (i.e. tenure blind).

All offers should contain clarification of the proposed deposit, details of any condition's precedent, anticipated timescales for clearing them and clarification on proof of funding.

Design is to be informed by the Outline Planning Consents, Plan:MK policy requirements and any relevant supplemental planning guidance.

Parking must be fully in accordance with MKC's current parking standards. An exceptional approach to urban design and placemaking is encouraged.

Outline Planning Consent was granted on 30th August 2023 (Ref:22/03201/OUT) for up to 174 residential dwellings with ancillary outdoor event space and retail unit for flexible commercial use (Class E). Previous consents (19/00218/OUT & 21/02218/FULMMA) supporting a 174-dwelling scheme will be provided within the data room. The scheme layout should be informed by the Illustrative Masterplan under application (19/00218/OUT & 21/02218/FULMMA as shown below).



On email request (to Stephen.weston@mkdp.org.uk), prospective purchasers will be provided access to a data room that will comprise salient information including a suite of technical reports to enable the preparation of a fully informed bid proposal including:

- Copy of planning consents (19/00218/OUT & 21/02218/FULMMA & 22/03201/OUT)
- S106 Agreement
- Constraints Survey and Topographical Study
- Copy of District Licence (via Naturespace)
- Transport Assessment
- Ecology and Archaeology/ Heritage Reports
- Archaeology WSI
- Stage 2 Intrusive Geo-Environmental Report
- Title Information/ Registered Copy
- Copy TP1 relating to previous land sale to MSD/Intervet UK and rights/reservations

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 18th April 2024 in a sealed envelope (A3 hard copy and USB stick) to be clearly marked:

CONFIDENTIAL:

Tender for Land at Walton Manor

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%).

All design submissions should be on A3 (1 copy) and on Memory stick and include:

- Concept masterplan, Building types and elevational treatment.
- Assumed accommodation schedule with total numbers of units, type, number of bedrooms and Net Internal Areas to enable direct comparison across all bids.
- Financial offer, payment terms and any conditionality.
- Statements in support of the tenderer's funding arrangements and experience of delivering similar residential projects.
- Planning and design method statement detailing how the tenderer will achieve Reserved Matters approvals (including any community engagement process) and discharge of conditions.

VAT

Please note that:

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:
- [Planning policy | Milton Keynes City Council \(milton-keynes.gov.uk\)](https://www.milton-keynes.gov.uk/planning-policy)
- 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.

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

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Note

Milton Keynes Development Partnership and Milton Keynes City Council give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. No person in the employment of Milton Keynes Development Partnership or Milton Keynes City Council has any authority to make or give any representation or warranty whatever in relation to the property.
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