



Blue = Phase 1a - For Sale
Yellow = Phase 1b - For Sale
Pink = Phase 2

FOR SALE

RESIDENTIAL DEVELOPMENT SITE

Up to 500 dwellings in part or as a whole on the North West fringes of Bristol.

**Haw Wood, Cribbs Causeway
Bristol BS10 7TG**



LOCATION

The land lies on the north-west side of Bristol with excellent access to the M5 at junction 17. Bristol is the largest and most vibrant multi-cultural city in the West of England with a population in excess of 500,000.

Bristol has two universities – with Bristol University being a renowned Russell Group University; a Cathedral, two national railway stations, many public schools, extensive shopping facilities at The Mall (Cribbs Causeway) and Cabot Circus (Broadmead), international airport and numerous business parks..



THE SITE

The land at Haw Wood, Cribbs Causeway extends to approximately 28.65 hectares (70.805 acres). The net residential area, which excludes the school land and the employment land, extends to 25.112 hectares (62.053 acres). The site will be split into phases and each phase is identified in the section “Phasing Areas”.

Exiting the M5 at junction 17, head south towards Westbury-on-Trym and Bristol City Centre on the A4018. Pass the Dick Lovett (BMW, Porsche, Aston Martin & Mini) and Rybrook (Rolls Royce, McLaren and Lamborghini) dealerships on your left and all the landholding is on the opposite side of the main dual carriageway. The proposed main access junctions are off the A4018, north and south of the Shell Garage. This can be identified on the masterplan.

The land slopes down from the west (bordering the M5) to the east (bordering the A4018) with a noise bund being created along the entire western boundary. The land currently has a resolution to grant planning permission for up to 1000 dwellings (including the Triangle Land), with associated employment, school playing facilities and infrastructure.

THE VENDOR

Purchasers should note that the Vendor is a 50:50 joint venture between Deeley Freed Estates (DFE) and Taylor Wimpey (TW).

DFE holds an option over 50% of the land controlled by the JV which will dispose of the land being sold on a fully serviced basis for the best price offered in the open market (subject of course to due diligence on the terms of any bid and ability to perform). This is a not a benchmarking exercise for the purpose of pricing a sale to TW.

ACCESSIBILITY

The land will be accessed directly off the A4018, with two new junctions being created. The Vendor will be fully servicing and providing the main infrastructure of the site. A full breakdown of all the Infrastructure Works is available via the Data Room Link.

The Infrastructure Works Contract will be let by the Vendor and works are due to start in Spring 2020. These works will be fully completed 12 months thereafter. Early construction access for the purchaser will be made available in Autumn 2020.



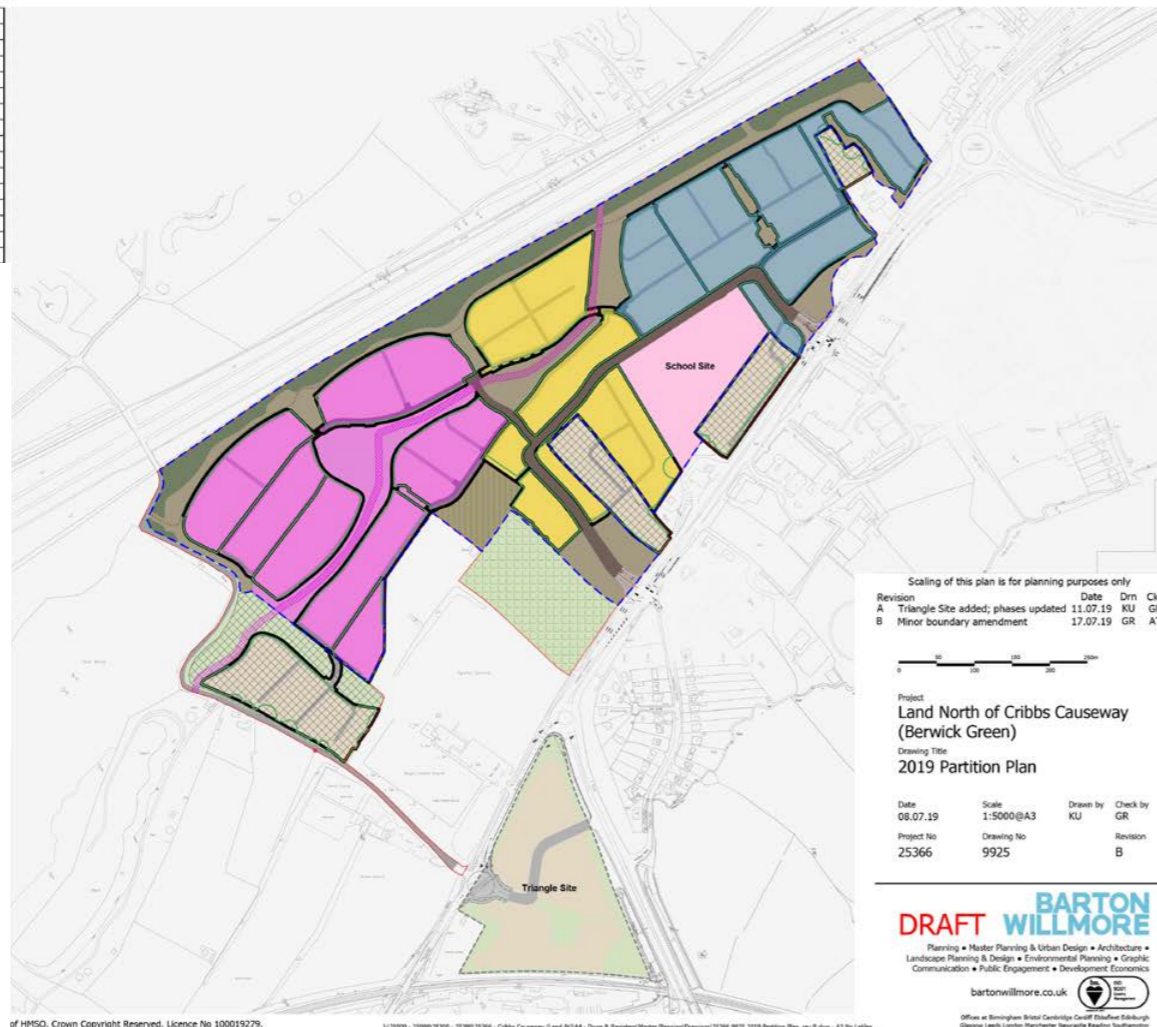
PHASING AREAS

The indicative Phasing Plan identifies the areas for disposal by the Vendor. Phase 1a (coloured in blue), extending to 5.85 hectares net (14.456 acres) will be restricted to 242 dwellings. Phase 1b (coloured in yellow) extends to 4.592 hectares net (11.347 acres) and will be limited to 258 dwellings. The mix and tenure splits of the affordable housing will be provided by Simon Parks of CJH Land Affordable Limited.

The Vendor will be delivering all the main infrastructure roads (including the drainage and all utilities), coloured in brown on the Phasing Plan, as well as the attenuation ponds, the noise bund and the stepped plateau areas as shown on the finished levels plan (see Data Room). The land Phases 1a and 1b will be fully serviced save for on-plot servicing and infrastructure.



Phase	Parcel	Gross Area		NDA	
		Hectares	Acres	Hectares	Acres
Phase 1a Parcels	14	1.223	3.022	1.193	2.948
	15	1.436	3.548	1.386	3.425
	16	0.838	2.071	0.810	2.002
	17	1.365	3.373	1.304	3.222
	18	0.928	2.293	0.886	2.189
	19	0.270	0.667	0.271	0.670
	Total	6.060	14.975	5.850	14.456
Phase 1b Parcels	8a	0.280	0.692	0.237	0.586
	8b	0.466	1.152	0.450	1.112
	11a	1.207	2.983	1.154	2.852
	11b	0.311	0.768	0.280	0.692
	12	1.762	4.354	1.604	3.964
	13	0.867	2.142	0.850	2.100
	Total	4.893	12.091	4.575	11.305

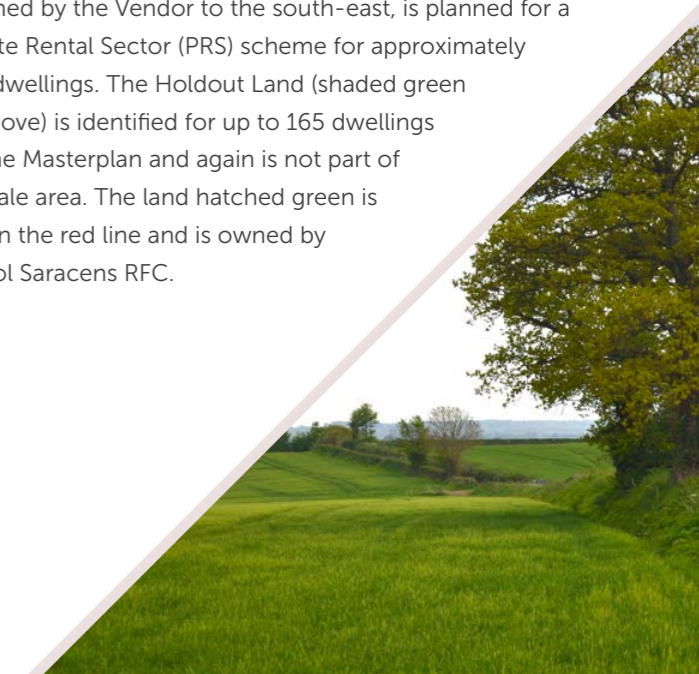


PLANNING

The Cribbs Causeway Planning Application for 1000 dwellings has a resolution to grant planning permission subject to the signing of the Site Specific Agreement under Section 106 of the Town and Country Planning Act 1990. The Section 106 Agreement is close to being in an agreed form and a copy of the travelling draft is available in the Data Room. The Vendor will be executing the agreement simultaneously with exchange of contracts with the successful purchaser of the land sale/s. For reference the Planning Application number is PT14/0565/O. The Infrastructure Consent is Ref. No: PT17/2562/F

CONCEPT MASTERPLAN

The Masterplan has been produced by Barton Willmore (Bristol) identifying the overall scheme for up to 1000 dwellings. The Triangle Land, a separate parcel of land retained by the Vendor to the south-east, is planned for a Private Rental Sector (PRS) scheme for approximately 140 dwellings. The Holdout Land (shaded green as above) is identified for up to 165 dwellings on the Masterplan and again is not part of the sale area. The land hatched green is within the red line and is owned by Bristol Saracens RFC.





METHOD OF SALE

The land is offered for sale on a fully serviced basis by Informal Tender. Phases 1a and 1b are for sale. The land will be sold with the outline planning permission being released.

Offer proposals will be considered for Phase 1a; Phase 1b; and also for Phases 1a and 1b combined. If you bid for both Phases we will require confirmation of your price for each Phase.

All offers are to provide a layout for the proposed scheme supporting the financial offer/s. Included within the offer proposal should be the Roof Tax and Section 106 costs. The sums allowed for the affordable housing element should also be clearly outlined. Payment profile and demonstration of funds and the capability to complete the purchase will need to be provided.

The purchaser will be required to enter into the HBF Consortium Agreement with the JV company.

The Vendor will be seeking an unconditional exchange of contracts by no later than 6th December 2019. Completion of contracts will be targeted for Friday 24th January 2020.

Unconditional offer proposals to be received at the offices of CJH Land Limited, marked for the attention of Mr C Glover, by noon on Friday 4th October 2019.

SECTION 106 & ROOF TAX

The Roof Tax obligations amount to £17,070 for each and every plot, including all the affordable housing units. The payment terms are highlighted in the Data Room. The Section 106 costs amount to circa £3,000 for each and every plot. The purchaser will be responsible for these costs. There is no CIL.

AFFORDABLE HOUSING

The affordable housing is to be provided as 25.5% of the total numbers on each parcel, in accordance with the latest Site Specific S106 Agreement. The exact mix and tenure of the affordable housing on each parcel is to be delivered in full compliance with the Affordable Housing Schedule set out in the Data Room, or on a pro-rata basis if lower densities than those indicated are proposed.

Any queries in respect of the affordable housing element should be directed to Simon Parks, Affordable Housing Director at CJH Land, **and that no direct contact should be made with either South Gloucestershire Council or any Registered Providers in respect of either land parcel being offered for sale.**

DATA ROOM

Data Room access is available on request.
Contents Summary:

- Full Ground Investigation Report (including update)
- Topographical Survey
- Indicative Masterplan Layout
- Utilities / Services Report including service connection points; capacity constraints; diversion details; location and depths of all services/utilities
- S278 & S38 Designs (Highway designs for junction improvements and the main spine roads being delivered as part of the infrastructure work)
- Ecological Report and Mitigation Report
- Proposed finished ground levels for each phase of the site
- Co-ordinated parcel boundary plans
- Infrastructure Delivery Works Plan
- Drainage Solutions (Details of foul and surface water drainage – depths/connections/attenuation/ balancing pond)
- Copy of the DAS and emerging Design Code
- Copy of the outline planning application
- Triggers for Roof Tax & S106 Schedule
- CPNN Framework Agreement
- Copy of the resolution to grant planning permission
- Noise Bund & Acoustic Fence
- Affordable Housing Schedule
- Travelling Draft Site Specific Section 106

CONTACT

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VIEWING

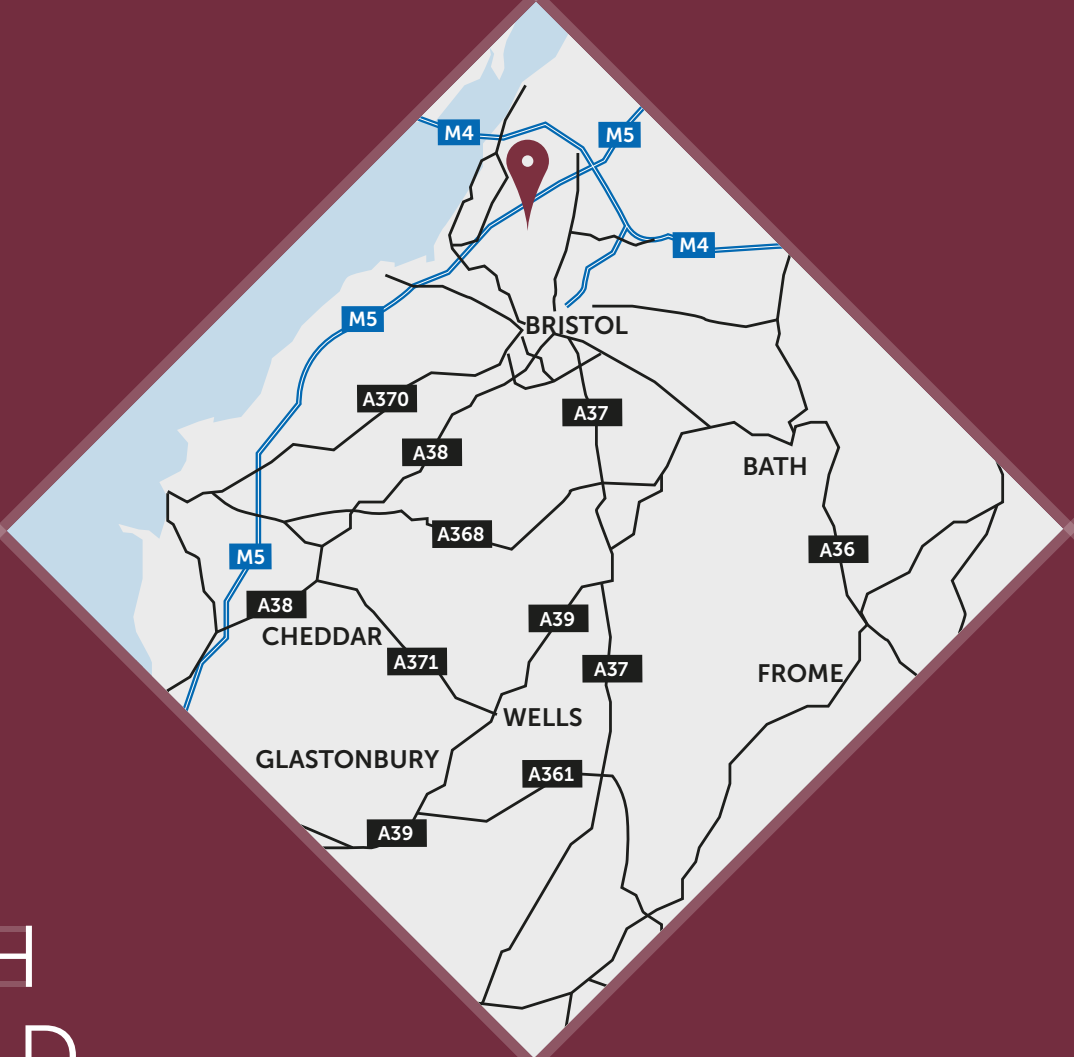
The site can be viewed at any time, via the surrounding road network. Sat Nav postcode is BS10 7TG. Specific access to be arranged via CJH Land.

DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that:

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.

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C J H L A N D

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