



## For Sale: Sites C, D & E - Moorthorpe Way Owlthorpe, Mosborough, Sheffield S20 6QB

### Residential Development Opportunity

Phase 1 - Site E 3.35 hectares (8.28 acres) | Phase 2 - Site C 2.6 hectares (6.42 acres) |  
Phase 3 - Site D 1.9 hectares (4.7 acres)



# 01\_

## INTRODUCTION

This Greenfield site in South East Sheffield, with a total development area of approximately 7.85 hectares (19.4 acres), is offered for sale on the basis of the following phased releases:

- Phase 1 - Site E 3.35 hectares (8.28 acres)
- Phase 2 - Site C 2.6 hectares (6.42 acres)
- Phase 3 - Site D 1.9 hectares (4.7 acres)

Disposal plans are available to view by following the links below.

[OWLTHORPE DEVELOPMENT SITE](#)

[SITE C](#)

[SITE D](#)

[SITE E](#)



[TENDERS & EXPRESSIONS OF INTEREST](#)

[SITE DESCRIPTION](#)

[LOCATION & SURROUNDING AREA](#)

[PLANNING](#)

[INFORMATION](#)

[OFFER PROCEDURE](#)

[CONTACT US](#)

# 02\_

## TENDERS & EXPRESSIONS OF INTEREST

The tender closing date is **12.00 noon on Friday 2 November 2018** for formal offers for **Site E (Phase 1)** and for written Expressions of Interest in sites C (Phase 2) & D (Phase 3).

A short list of Expressions of Interest received for Sites C & D will be drawn up and those parties on the list will be contacted in due course to submit formal offers. It is anticipated that the closing dates for offers for Phase 2 and 3 will be in the summer of 2019. There is nothing to preclude an offeree for Plot E submitting an expression of interest for plots C and/or D.



# 03\_

## SITE DESCRIPTION

This Greenfield site, which we understand was formerly farmland, has been earmarked for housing development since the formation of the Mosborough Townships plan in the 1960's. It forms the first of a new phase of land to be released for housing development in Owlthorpe and presents an exciting opportunity for a high quality development, building on that already established by the nearby Woodland Heights development.

The site is in a semi-rural location and benefits from close proximity to open countryside to the south and west. It slopes generally in a north-east direction and fronts onto Moorthorpe Way which links Moorthorpe Gate and the Woodlands Heights housing development and is adjacent to a doctor's surgery and pharmacy.



# 04\_

## LOCATION AND SURROUNDING AREA

The site is within the Mosborough township of Owlthorpe, close to open countryside and established housing estates. It is situated south-west of Donetsk Way and the Sheffield Supertram, with the Donetsk Way stop being in easy walking distance.

The Supertram provides excellent links to the City Centre (30 minutes travelling time) and Crystal Peaks Shopping Centre (2 minutes).

The site is also within easy reach of the Peak District (25 minutes) and M1 Motorway (12 minutes to Junction 31 and 15 minutes to Junction 30).



### LOCATION PLAN

# 05\_

## PLANNING

Existing road infrastructure



In support of the proposed housing development, the Local Planning Authority has produced a Planning and Design Brief. This can be viewed by following this link:

### PLANNING AND DESIGN BRIEF

The Brief refers to all three sites C, D and E. These names are historic and come from the original Owlthorpe Township proposal.

Key information from the Brief is detailed below:

- The latest versions of Local Plan City Policies and Sites and Proposals Map (the Pre-Submission drafts) were the subject of public consultation in summer 2013. Owlthorpe C, D and E are allocated sites for housing.
- Required uses for the sites are housing (C3) or residential institutions (C2).
- Planning policy recommends a density range of 40 to 60 dwellings per hectare.
- The affordable housing requirement is 10%.
- Access to the site is via Moorthorpe Gate and then Moorthorpe Way. This road was created to access the whole of the new Owlthorpe development but currently only serves Woodland Heights and illustrates the unrealised intention to complete the development. The roundabouts in particular are over-designed.

- The original plans for the area proposed the completion of the Moorthorpe Way loop road. The Highways Authority considers that the link road connection is not essential in enabling the development of the allocated sites.
- Community Infrastructure Levy (CIL) was introduced in July 2015. A chargeable rate at Owlthorpe of £30 per m<sup>2</sup> of residential development was set.

### Affordable Housing

The Council would be particularly interested in acquiring the expected level of on-site Affordable Housing at 50% of their Market Value.

To meet the increasing numbers of affordable housing units that the Council is committed to provide, it is also interested in acquiring at Market Value a further 20% of the completed units.

The Council Housing Strategy Team has suggested the following mix of affordable housing units be provided on site: 70% 2 bed, 25% 3 bed and 5% 4 bed.

It is anticipated that all units will be acquired for a new shared ownership product; we ask that developers provide details of any existing shared ownership products that they may provide and how they could assist the Council in marketing these units on their behalf, including associated costs.

# 06\_

## INFORMATION

### Site Investigations

The Council commissioned Lithos Consulting Limited to undertake full site investigations of all three sites C, D and E in 2014.

The Summary and recommendations advise:

- No significant thickness of made ground were identified.
- The site is not located in a radon affected area.
- It is considered highly unlikely that the site is underlain by shallow mine workings.
- Topsoil is suitable for reuse.
- Conventional strip/trenchfill footings are considered the most suitable foundation solution.
- The site is not located within an indicative floodplain.
- Soakaways are unlikely to provide a suitable means of surface water disposal at the site given the cohesive nature of the residual soils. Therefore, an alternative sustainable drainage system will be required. Sufficient land may be made available for this.
- A foul water and surface water sewer cross the centre of the site from south to north.

The corresponding site investigation report, topographical survey and mining report are available. AutoCAD drawing available on request.

To view follow the links below.

[OWLTHORPE FINAL SITE REPORT](#)

[OWLTHORPE FULL SITE SURVEY 1](#)

[OWLTHORPE FULL SITE SURVEY 2](#)

[OWLTHORPE FULL SITE SURVEY 3](#)

[OWLTHORPE FULL SITE SURVEY 4](#)

[OWLTHORPE FULL SITE SURVEY 5](#)

[LITHOS SITE FEATURE PLAN](#)

[MINING REPORT](#)

Local Supertram links



## Highway Link

To complement future Council highway aspirations the prospective Purchaser should ensure that the layout of their scheme can accommodate a full vehicle, cycle and pedestrian link to tie into the existing Moorthorpe Way to the north west of Site E.

The roundabout highlighted on the plan is not a requirement but we are advised that an overall highway width of 12m will be required to meet the same standard of the existing road link.

A plan showing an indicative alignment of route is available using the link below.

[HIGHWAY ALIGNMENT ROUTE](#)

## Utilities

The utility plans are available to view using the links below.

[OPEN REACH](#)

[NORTHERN POWERGIRD SAFE DIGGING MAP](#)

[WESTERN POWER DISTRIBUTION](#)

[NATIONAL GRID](#)

[YORKSHIRE WATER](#)

The prospective purchaser must satisfy himself or herself with respect to any statutory undertaker's ability to service the proposed development.

## Sustainable Urban Drainage System

The prospective Purchaser will be required to significantly reduce surface water run-off from the site and to implement a Sustainable Urban Drainage system (SUDs).

Using the link below, please see the SUDs Concept Plan and Options Guide which has been prepared by the Council's Flood and Water Management Team.

[OWLTHORPE CONCEPT PLAN](#)

[OWLTHORPE OPTIONS GUIDE](#)

There will be an obligation on the purchaser to enter into a SUDS agreement and to construct a drainage system sufficient to serve the development. We can confirm that there is sufficient land retained by the City Council to accommodate SUDs outside of the disposal area.

In readiness for exchange and completion in accordance with the timescales set out within the Tenure section of these particulars, an access agreement to carry the SUDs work has been prepared, together with an accompanying SUDS construction agreement, maintenance agreement and apportionment agreement to pass on the maintenance costs to Local Authority.

## VAT

The Council will elect to charge VAT on the purchase of this site.



## Terms of Purchase

The Council is seeking receipt of offers for the freehold sale of Site E on a subject to planning only basis.

As detailed at the beginning of these particulars Expressions of Interest are sought at the same time for sites C and D with a formal process for receipt of offers to follow in phases 2 and 3 for these sites.

The main Heads of Terms will be as follows:

- Offers are sought for the freehold interest in the site
- The site will be delivered with vacant possession in its existing condition on the date of completion
- The Council will enter into a contract with the purchaser conditional upon them receiving full detailed and implementable planning consent
- Upon exchange of contracts the purchaser will be expected to pay a deposit of 5% of the purchase price of which £20,000 will be non-refundable, plus 3% buyer's premium
- The purchaser will be expected to obtain planning permission within 6 months of the contract date, subject to the usual extensions.
- The disposal site will extend to the area edged in red on the Ordnance Survey Plan.

- A licence will be granted to carry out works in respect of a sustainable drainage system.

## Timescales

The Purchaser will be expected to:

- exchange contracts within 1 month of being confirmed preferred bidder
- engage in a pre-application enquiry prior to exchange of contracts and submit a full application within 3 month of exchange of contracts.

Footpath access on the site



## 07\_

# OFFER PROCEDURE

Should you wish to submit an offer for the site, please follow the link below, where you will find an offer form and an “Offer for Property” label to attach to a plain envelope.

## OFFER FORM

- a) Offers should be submitted with no identifying marks other than the “Offer for Property” label, by **12 noon on Friday 2nd November 2018**. Offers received after this time might be disqualified. Offers should be delivered to Sheffield City Council, Property Services, Level 3, Moorfoot Building, Sheffield S1 4PL. Offers should be posted by recorded delivery, or delivered in person, whereon a receipt will be issued, to ensure there is a record of delivery.
- b) Please supply the name and address of the solicitor acting on your behalf in the transaction, should your offer be successful.
- c) The offer should be made unconditionally or subject to receipt of detailed planning permission only, and should include the following information:
  - Gross offer
  - Itemised breakdown of estimated costs allowed for ground, service and topographical information provided in the sales particulars.
  - Itemised breakdown of anticipated costs associated with planning gain items, having discussed this with the Planning Authority.
  - Net offer (with full details of conditions as appropriate, but anticipated to be conditioned on planning issues only).
  - Detailed scheme layout, including access option chosen, an indication of finished floor levels (to assess earth works), typical elevations, landscaping details and so on.
  - Proposed house types, including floor area, elevations and layout plans.
  - Net floor area of scheme; including a breakdown of affordable and open market units.
  - Process and timeframes required to obtain full Board approval.
  - A copy of your Company’s most recent, audited accounts.
- d) Please confirm your proposed timescales for submission of a planning application, obtaining satisfactory planning consent and building regulations approval and estimated date for start on site.
- e) Evidence from your bank or other financial institution, that your purchase and development proposals would be funded, and evidence that the balance of the funds can be financed from your internal resources.
- f) The offer should state the timeframe in which contracts could be exchanged following receipt of title documentation.
- g) The Council reserves the right not to accept the highest, or indeed any offer for the site. All costs in preparing the bid are at the bidder’s expense. The acceptance of an offer is subject to the approval of the City Council.
- h) Only offers of a non-variable nature will be considered; referential offers will not be accepted.

# 08\_

## CONTACT US

Expressions of Interest for Sites C and D should be submitted separately for each site in writing. Similarly please go to the link below, where you will find an “Expression of Interest” label for both sites C and D.

[EXPRESSION OF INTEREST LABEL SITE C](#)

[EXPRESSION OF INTEREST LABEL SITE D](#)

Expressions of Interest should be submitted with no identifying marks other than the “Expression of Interest” label, by 12 noon on Friday 2nd November 2018 and delivered to:

Sheffield City Council  
Regeneration & Property Services  
Level 3, Moorfoot Building  
Sheffield  
S1 4PL

For further information and to arrange viewings please contact us using the details on this page:

Sheffield City Council  
Regeneration & Property Services  
Level 3, Moorfoot Buildings  
S1 4PL

[propertyservices@sheffield.gov.uk](mailto:propertyservices@sheffield.gov.uk)  
0114 273 5621

Contact Officers: John Hurman

## RESERVATIONS

No information contained in this document or any other written or oral information made available to any interested party or its advisers shall form the basis for any warranty, representation or term of any contract by the City Council with any third party. The informal officer guidance provides general planning advice for prospective purchasers. It is informal advice and is given without prejudice to any decision made in formal determination of a planning application.

The City Council reserves the right not to follow up this invitation in any way and/or withdraw from the selection process at any stage and no expense incurred by any person in responding to the invitation and preparing an expression of interest will be reimbursed.

MISREPRESENTATION ACT 1967 Sheffield City Council gives notice that (1) these particulars do not constitute any part of an offer or a contract. (2) Statements contained in these particulars as to this property are made without responsibility on the part of the City Council. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. (4) Any intending purchasers or lessees or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) Sheffield City Council does not make or give nor does any person in its employment have any authority to make or give any representation or warranty in relation to this property



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