



Milton Keynes
Development Partnership

RESIDENTIAL DEVELOPMENT SITE

LICHFIELD DOWN, WALNUT TREE
MILTON KEYNES, MK7 7DN

SITE AREA: 0.361 Ha / 0.892 Ac



- **INDICATIVE PROPOSALS WITH CONDITIONAL OFFERS ARE INVITED FROM DEVELOPERS**
- **SINGLE-STAGE INFORMAL TENDER PROCESS**
- **THE CLOSING TIME/DATE FOR SUBMISSIONS IS 2.00 PM ON 15th SEPTEMBER 2017**

1. Introduction

Milton Keynes Development Partnership (MKDP) was set up by Milton Keynes Council (MKC) in 2013 as a limited liability partnership to facilitate Milton Keynes' continued growth and economic success by promoting the development of its land assets in line with the objectives set out in MKC's Corporate Plan and Economic Development Strategy. Milton Keynes remains one of the fastest growing centres in the UK and is home to major occupiers including Santander, Home Retail Group, Network Rail, VW Financial Services, BP Technip and Mercedes Benz.

MKDP invites indicative proposals from residential developers to bring forward the development of this c.0.89 acre site off Lichfield Down, Walnut Tree.

This Marketing Brief sets out the summary of the procurement process and it should be read in conjunction with the Pre-App produced by MKC. The site is allocated in the local plan for housing.

An informal tender process will be undertaken to find an appropriate developer for the scheme, with offers judged on the basis of the indicative financial offer and experience of the tenderer on similar projects as well as considering design proposals for the site.

2. The Site

The site should be accessed from the east, off Hindhead Knoll and links into the local network of cycle paths (redways). The nearest bus stops are on Highgate Over and Fyfield Barrow. The site is identified in the Local Plan as suitable for residential development. This is the most appropriate land use and is consistent with the context.

Surveillance, privacy distances, parking, unit numbers and other design characteristics should be in line with MKC's planning guidance. Building heights should be 2-3 storeys. A redway cycling route passes between the site and Hindhead Knoll.

To help guide purchasers, an information pack has been provided and is available in the 'current tenders' section of the MKDP website. Offers should take account of the findings of these reports. The information pack includes:

- Archaeological and Ecological reports
- Topographical survey and constraints plan
- MKC Planning Pre-App and Redline OS/Aerial plans

3. Proposal

MKDP is offering the subject site by way of a single stage informal tender process. Bids shall be assessed against the following criteria:

- A. Experience and track record of proposed developer/purchaser (20%).
- B. Quality of scheme proposal and its deliverability accounting for planning (20%).
- C. Financial return to MKDP (60%).

MKDP reserves the right to extend the scope of any agreement/disposal required to facilitate the delivery of the accepted bid. MKDP reserves the right not to accept any bid. All costs incurred in this tendering process are at the tenderer's risk. The purchaser will have six months to secure their planning consent from exchange of contracts.

4. Tenure

MKDP owns the freehold of the subject site and is seeking conditional offers. The purchaser will submit a planning application and be granted a building lease with obligations to deliver the approved scheme. The freehold will be transferred on practical completion of the scheme.

5. Timing – Tender Submission

The subject site is offered by an informal tender process; the closing date for expressions of interest, indicative layouts and offers is **2.00 pm on 15th September 2017**. Bids should be clearly marked:

**Confidential: Tenders for Lichfield Down
Milton Keynes Development Partnership
Saxon Court
502 Avebury Boulevard
Milton Keynes
MK9 3HS**

6. Assessment Information

In order for MKDP to fully assess tender submissions, the following items are required:

- Indicative layout(s) illustrating design styles and proposed elevation treatments. As back up, an email to the Main Contact is allowed but a full A3 colour hard copy/USB stick submission is required.
- A full statement in support of the tenderer's experience delivering similar projects including examples of previous successful schemes.
- Financial offer, proof of funding and payment terms together with any conditions.

7. Additional Site Information

Copies of planning and statutory documents including the core strategy are available from MKC's website. The Pre-App and supporting information/reports/redline plans to assist bidders are available on the MKDP website in the 'Current Tenders' section. The postcode of the site is MK7 7DN.

8. VAT

VAT will be applicable to the disposal of this site.

9. Contacts

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MKDP

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Note

Milton Keynes Development Partnership and Milton Keynes 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 intending purchasers or tenants 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 Council has any authority to make or give any representation or warranty whatever in relation to the property.