



RESIDENTIAL DEVELOPMENT SITE

MANIFOLD LANE, SHENLEY BROOK END
MILTON KEYNES, MK5 7GZ

SITE AREA: 0.523 Ha / 1.292 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 20th OCTOBER 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.1.3 acre site off Manifold Lane, Shenley Brook End.

This Marketing Brief sets out the summary of the procurement process. The site is allocated in the local plan as a reserve site with potential for a range of uses, including residential and retail.

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. Proposal

MKDP has agreed terms to lease a 4,000sqft retail unit to Co-Op and is intending to sell the residential development opportunity with an obligation placed on the developer to build out the retail unit to be retained by MKDP.

An indicative scheme has been prepared (see plan "Indicative Site Layout") demonstrating the capacity of the site. Alternative schemes will be considered, however, proposals must accommodate Co-Op's requirements for independent access, servicing and parking as per the "Co Op Indicative Layout" plan.

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 (30%).
- B. Quality of scheme proposal and its deliverability accounting for planning (30%).
- C. Financial return to MKDP (40%).

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.

3. The Site

The site can be accessed off Manifold Lane and Wallinger Drive. The nearest bus stops are c.150m to the east on Chaffron Way. It is believed a predominantly residential scheme is the most appropriate land use consistent with the context surrounding the site.

Surveillance, privacy distances, parking, unit numbers and other design characteristics should be in line with MKC's planning guidance.

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 (also in CAD format – available upon request)
- Redline OS/Aerial plans and a draft scheme layout (CAD available on request)
- Draft specification for the shell retail unit

4. Tenure

MKDP owns the freehold of the subject site and is seeking conditional offers.

The chosen purchaser will submit a planning application for the agreed scheme and, when planning consent is issued, the purchaser will be granted a building lease with obligations to deliver the approved scheme.

The long-leasehold of the residential element of the site will be transferred on practical completion of the scheme.

5. Planning and Co-Op Food Store

The site is an allocated “reserve site” in the local plan and also features in MKC’s Site Allocation Plan for residential development sites. This planning context encourages residential uses. MKDP has previously undertaken pre-application advice for a retail and residential scheme with positive response from the planning officers.

Following the selection of a development partner, a public consultation and pre-app process will be undertaken. Once the planning principles are established, a full application can be made.

MKDP has agreed occupational lease terms with the Co-Op for a 4,000 sq ft foodstore on the site. An indicative scheme showing the foodstore incorporated within a 30 unit residential development forms part of the information pack. The specification of the food retail unit has been agreed with the Co Op and is included in the information pack.

6. 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 20th October 2017**. Bids should be clearly marked:

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

7. 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.

8. Additional Site Information

Copies of planning and statutory documents including the core strategy are available from MKC’s website. The supporting information which forms the ‘information pack’ is available on the MKDP website in the ‘Current Tenders’ section. The postcode of the adjoining community centre is MK5 7GZ.

9. VAT

VAT will be applicable to the disposal of this site.

10. 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.