



## **RESIDENTIAL DEVELOPMENT SITE**

HIGHGATE OVER, WALNUT TREE  
MILTON KEYNES, MK7 7PB

**SITE AREA: 0.359 Ha / 0.887 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 11<sup>th</sup> APRIL 2018**

## 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 Highgate Over, Walnut Tree. A similar site, on the opposite side of Hindhead Knoll, has been sold (subject to contract), to McCarthy and Stone for a c.50 unit retirement scheme.

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 site, 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 north east corner, off Hindhead Knoll and link 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 Milton Keynes Core Strategy and Walton Neighbourhood Plan as being 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/design 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 seeking single stage informal tenders on the following basis:

**Conditional offers for the freehold of the land, with 50% of any overage above an assumed sales figure.** This offer should consist of a capital payment on receipt of detailed planning and a datum for the trigger of overage.

All bids incorporating C3 Residential Use must provide for a minimum of 36% of the total dwellings to be provided as affordable housing. For the avoidance of doubt, this requirement will be conditioned and will not be capable of reduction through either negotiation or viability assessment, even where the total number of dwellings falls below the current policy threshold of 15 units. The bid should assume:

- 25% of units for rent at a range of rental levels up to 80% of market rents, under the Affordable Rent model, including approximately 5% at a level broadly equivalent to Social Rent (at the time an application is considered).

- 11% Shared Ownership / Newbuild Homebuy.

All bids should clearly indicate the capital payment proposed for the Site, and set out the aggregate sale proceeds beyond which the 50% overage will apply plus contain clarification of the proposed deposit, details of any conditions precedent and anticipated timescales for clearing them.

The purchaser will be under an obligation to submit their planning application within 3 months of exchange of contracts and be granted a building lease with obligations to deliver the approved scheme. The freehold will be transferred on practical completion of the scheme.

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.

#### **4. Tenure**

MKDP owns the freehold (title BM376953) of the subject site.

#### **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 11<sup>th</sup> April 2018**. Bids should be clearly marked:

**Confidential: Tenders for Highgate Over  
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 (bids not containing this information will score lower due to lack of information submitted):

- Indicative layout(s) and design statement(s) illustrating design styles and proposed elevation treatments. x1 Hardcopy (A3 plans) with USB stick 'soft copy' to the postal address above. An email to the Main Contact is allowed, only as back-up; note 10MB limit.
- 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.

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%).

#### **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 neighbouring health centre is MK7 7PB.

## 8. VAT

VAT will be applicable to the disposal of this site.

## 9. Contacts

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MKDP

Saxon Court

502 Avebury Boulevard

Milton Keynes

MK9 3HS

### **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.