

A UNIQUE
DEVELOPMENT
OPPORTUNITY

PHASE
5b
LOCKING
PARKLANDS
WESTON-SUPER-MARE | BS24 7PS



HIGHLIGHTS

- ▶ 0.3 ha (0.75 acres) of serviced development land
- ▶ Outline Planning Permission for c3 Residential
- ▶ Prominent location within Locking Parklands
- ▶ Walking distance to GP surgery, primary school, secondary school and the proposed high street (*currently in planning*)



LOCKING PARKLANDS is a strategic mixed-use development located near Weston-super-Mare in North Somerset.

Homes England and their appointed delivery partner St Modwen have secured planning permission on the former Royal Air Force (RAF) base for a vibrant, sustainable community comprising c.1500 high quality new homes, modern office spaces, retail and community facilities as well as sports and recreation grounds. In addition, the community will benefit from several pocket parks and around 25 hectares of green open spaces with several walking and cycling paths that promote healthy living.

Locking Parklands benefits from a strategically accessible location, with easy access onto major road and rail networks, making it an ideal setting for commuters. Located within close proximity of Junction 21 of the M5 motorway, which provides

routes north-south as well as connecting to the M4 east-west routes at the Almondsbury Interchange near Bristol, this provides efficient routes to key destinations such as Bristol, Bath, Cardiff and even London.

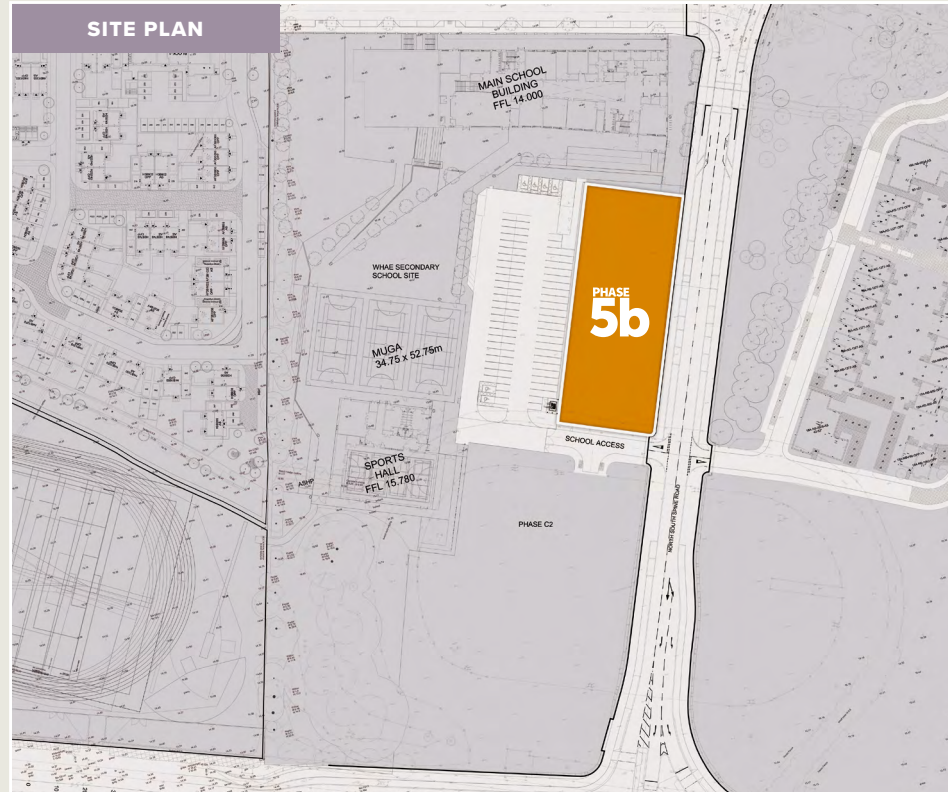
Weston-super-Mare's train station sits around 5km (3 miles) from Locking Parklands and offers regular services to Bristol Temple Meads (c. 30 minutes) and Cardiff Central (c.1 hour). While Bristol Airport sits c.14 km (8 miles) to the east. In addition, frequent bus services run from Apprentice Way directly to Weston-super-Mare, the seafront and local villages.



DESCRIPTION

Phase 5b occupies a prominent position within Locking Parklands and can be accessed from the A371 via Apprentice Way. The site is arranged in a regular rectangle shape and comprises c.0.3 ha (0.75 acres) of cleared brownfield land. The topography on the site is generally level with a slight fall to the northeast.

The site is located within walking distance of a range of amenities and conveniences being delivered within the wider development. This includes new shops (currently in planning – 24/P/1818/RM), workspaces, a GP surgery as well as education facilities, including the Winterstoke Hundred Academy Secondary School that borders the site to the north and west, and the Parklands Educate Together Primary School.





PLANNING

The site currently benefits from Outline Planning Permission under ref 13/P/0997/OT2 for a mixed-use development. Under this permission the illustrative masterplan identifies the site for residential use to be built in accordance with a mandatory Design Code that has been approved by North Somerset Council, subsequently updated in 2018. Further details of the Design Code are provided within the Data Room.

Under the existing planning permission, the s.106 Agreement stipulates the on-site delivery of 13% Affordable Housing (82% Affordable Rent, 18% Shared Ownership). The Developer will be responsible for the delivery of the s.106 Affordable Housing (or the cost associated with an off-site affordable housing financial contribution). All the other financial contributions under this s.106 Agreement will be payable by Homes England and St Modwen, while we note that no CIL is payable for the site.

The site forms part of a Major strategic mixed-use allocation under policy CS30: Weston Villages within the North Somerset Core Strategy adopted in January 2017. Furthermore, the site lies within a Proposed Residential area, a Proposed Employment area and within the J21 Enterprise Area under the Site Allocations Plan adopted in April 2018. The site falls within Flood Zone 1 (the lowest-risk flood zone) and is at low risk of surface water flooding. The site is not located within a Conservation Area, AONB, SAC or SSSI nor are any listed buildings or structures located at the site.

Proposals for the site should deliver c3 use on the site, with the Design Code permitting buildings up to four storeys in height on the site. Consideration will be given to the development of retirement housing on the site, however this must be delivered under the c3 use class.

FURTHER DETAILS



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TECHNICAL

A comprehensive information pack prepared by St Modwen is available in the data room which contains documents relating to planning, technical and submission requirements. Access and registration to the data room can be found here:

We understand that there is gas, electricity, water and telecoms connected to the site, however prospective purchasers must satisfy themselves that there is sufficient capacity available.

TENURE

The site is for sale on a freehold basis.

VIEWINGS

The site is visible from the public highway, but sole agents Avison Young would be pleased to conduct a site walkover with prospective bidders. Viewings can be arranged via the contact details overleaf.

VAT

The site is elected for VAT.



METHOD OF SALE

The site is for sale via Informal Tender, seeking bids on Subject to Reserved Matters basis only.

LEGAL AND PROFESSIONAL COSTS

Parties will be responsible for their own legal and professional costs.

BID REQUIREMENTS

Bidders must submit their bids using the Bid Pro Forma, available in the data room which provides a list of documentation that will be required to be submitted.

Bids must be submitted in an electronic format by **1pm on 17th April 2025** to **tenders@homesengland.gov.uk**.

Your emailed submission must include the following reference in the title field:

Tender ref: D25008 Phase 5b, Locking Parklands

ENQUIRIES

All enquiries should be directed to the sole agents Avison Young, using the details overleaf. The vendor reserves the right not to accept the highest nor any offer.

CONTACTS

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January 2025
Subject to Contract.

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ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/Under/lessee.