

## FOR SALE BY INFORMAL TENDER

On instructions of Barratt Homes

### Childcare Nursery Development Site, Ladden Garden Village, North Yate, Bristol, BS37 7YX

Freehold Development Site



#### Opportunity

- Freehold nursery development site within Ladden Garden Village new neighbourhood community.
- The proposed nursery is part of a wider site which benefits from outline planning permission comprising 2,450 dwellings, extra care housing, 11.44ha of employment land, a local centre, primary schools and two nurseries
- A specification has been agreed with the Council for a nursery facility providing a minimum of 72 places.
- Circa 0.5 acres (0.2 ha).
- In close proximity to a new Primary School.
- Offers invited either on a conditional or unconditional basis.

#### Contact:

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**SUBJECT TO CONTRACT**

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#### Location

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Ladden Garden Village forms part of a new neighbourhood community of some 100 hectares in North Yate, which is 12 miles north east of Bristol City Centre and within easy reach of the M4/M5 motorways and Bristol Parkway Station.

The construction of the new neighbourhood is well advanced having a total of 2,450 dwellings planned with overall completion scheduled for 2027/28. To date there are over 1,000 homes completed at Ladden Garden Village. The proposals include the provision of two new primary schools, two nurseries, care home, district centre including convenience retail and 32 acres of open spaces.

#### Description

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The proposed nursery has outline planning permission, application reference numbers PK12/1913/O and PK17/4826/RVC. The site is to the north of the masterplan area and shown circled red on the location plan opposite. The site is level and regular in shape, as shown on the attached layout plan with a gross area of some 0.5 acres (0.2 ha) on the corner of Clark Drive and Fletcher Road.

This site is the second nursery facility at Ladden Garden Village. The first nursery site located to the south east of the development and is currently under construction. Happy Days Nursery plan to open the nursery at the start of 2024.

#### Development Site

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The site is not being sold on a fully serviced basis and prospective purchasers should make their own enquiries regarding future connections. Further information is provided in the data room.

Access to be determined by the Potential Purchaser at Reserved Matters Stage, a site plan is provided on the following page.

The Potential Purchaser are required to comply with the Estate Wide Service Charge.

#### Tenure

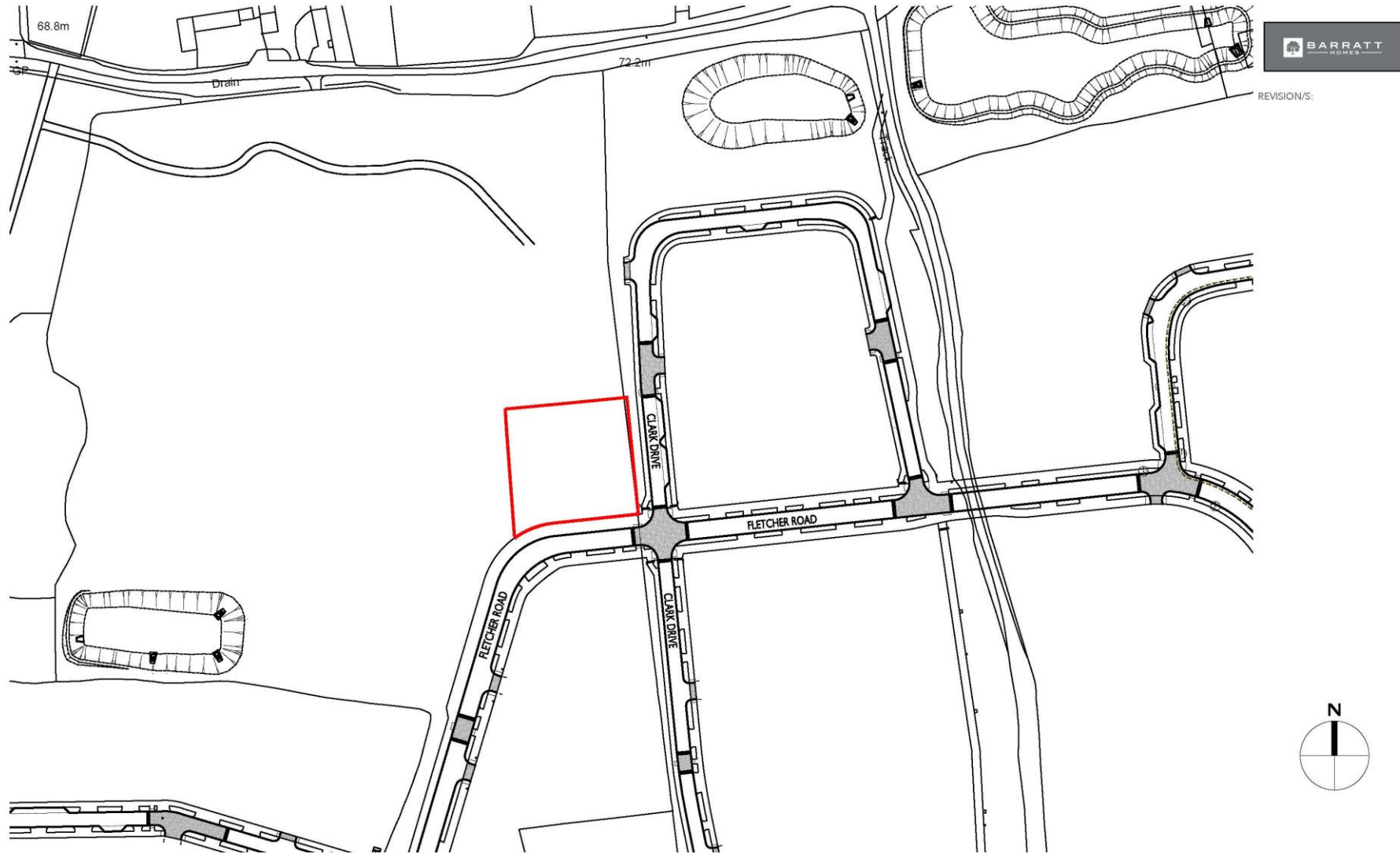
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The site is being offered freehold with vacant possession upon completion of the purchase.



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### Data Room

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A link for the data room will be supplied via the marketing agents upon application. Please note the contents are provided for information purposes only and prospective purchasers are advised to make their own investigations where necessary. The data room includes:

- Title information
- Outline planning permission and section 106 agreement.
- Site survey information.
- Topographical survey.
- Drainage and services information.
- Bid Pro Forma.

### Legal and Professional Costs

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Each party to bear their own costs incurred in the transaction.

### VAT

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Proposals should be expressed exclusive of VAT.

### Sale by Informal Tender

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The nursery development site is being offered for sale by informal tender and offers are being sought on a conditional or unconditional basis. Proposals are to be in accordance with the bidding pro forma provided.

### For further information please contact:

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#### William Shortall

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#### SUBJECT TO CONTRACT

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