

TRANSFORMATIONAL 6.72 HA (16.6 ACRES) RESIDENTIAL DEVELOPMENT OPPORTUNITY



CENTRAL UTTOXETER

**OUTLINE CONSENT SECURED FOR 257 UNIT
RESIDENTIAL LED SCHEME AND ANCILLARY USES**

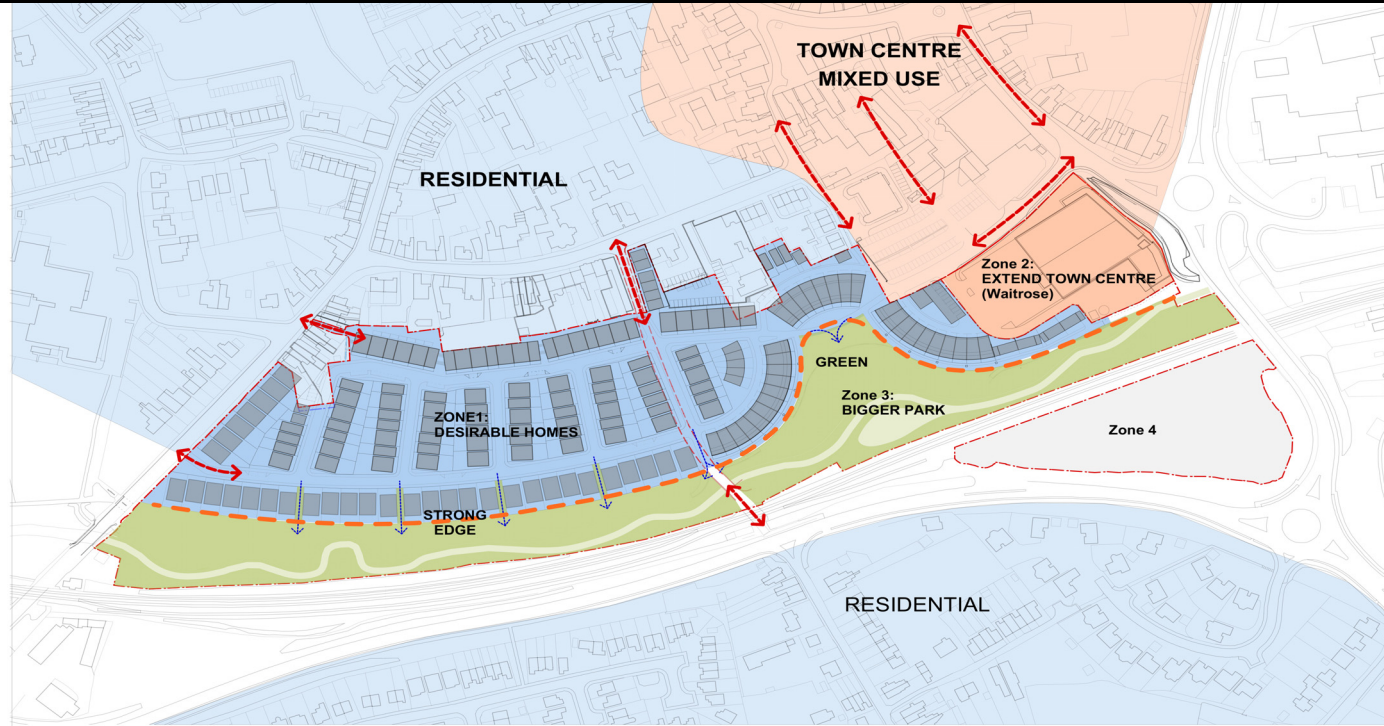
**PARTNER REQUIRED TO DELIVER INNOVATIVE
MASTER PLAN**

JCB

INTRODUCTION

The 6.72 ha (16.6 acres) Bamford Works site was formerly the JCB Heavy Products factory and a comprehensive remediation programme is due to commence imminently.

The land owner has a strong vision to deliver a truly transformational mixed use development in Uttoxeter as a lasting legacy to the Bamford family. To that end Benedetti Architects Limited were commissioned to produce a master plan and design code for the scheme.



MASTER PLAN

To support this master plan an outline planning consent was secured in August 2013 for: *“a mixed use development including the erection of a maximum of 257 dwellings, a single food retail store, offices (B1), D1 use (possible health centre) and the formation of a town park.”*

The development has been implemented through enabling works and the construction of a new Waitrose supermarket (in zone 2 above), which opened in March 2016.

In order to progress the master plan the owner now wishes to appoint a delivery partner to bring forward the development of Zone 1, which comprises the residential element of the scheme, with potential for a mix of ancillary uses.

THE ROLE OF THE DELIVERY PARTNER

The delivery partner will be required to fulfil the following tasks:

- 1 **Review the master plan and design code to ensure and enhance deliverability.** A copy of the design code can be downloaded from www.jcbuttoxeter.live.jll.com
- 2 **Review all the technical and market information to identify the practicalities of construction and maximising return / demand.** This would result in a thorough project and phasing plan.
- 3 **Secure the detailed planning consent.** The delivery partner is required to secure a full consent for the entire scheme, including re-negotiation of the S.106, S.278 and affordable housing as appropriate through a viability process. The consented scheme should be fundamentally based on the design code.
- 4 **Construct the consented scheme.** The partner would procure the necessary contractor(s) and build the scheme, and necessary enabling works and all associated open space.
- 5 **The role of the delivery partner.** The land owner may potentially retain a small part of the site to deliver an exemplar scheme of sustainable housing. The partner may be invited to act as construction contractor on this element
- 6 **Brand.** Market and sell the completed units to homeowners.
- 7 **Develop and implement a legacy strategy.** The partner would have to produce an acceptable legacy management plan to ensure the scheme remains aspirational and all public areas are maintained to the highest standard.



CGI of residential units as per the design code

EXPRESSIONS OF INTEREST

Parties who wish to participate in the selection of the delivery partner should express interest by e-mail to Philip Farrell (Philip.farrell@eu.jll.com).

Interested parties will be issued with a detailed tender pack.

Expressions of interest are welcome from consortiums or single organisations.



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