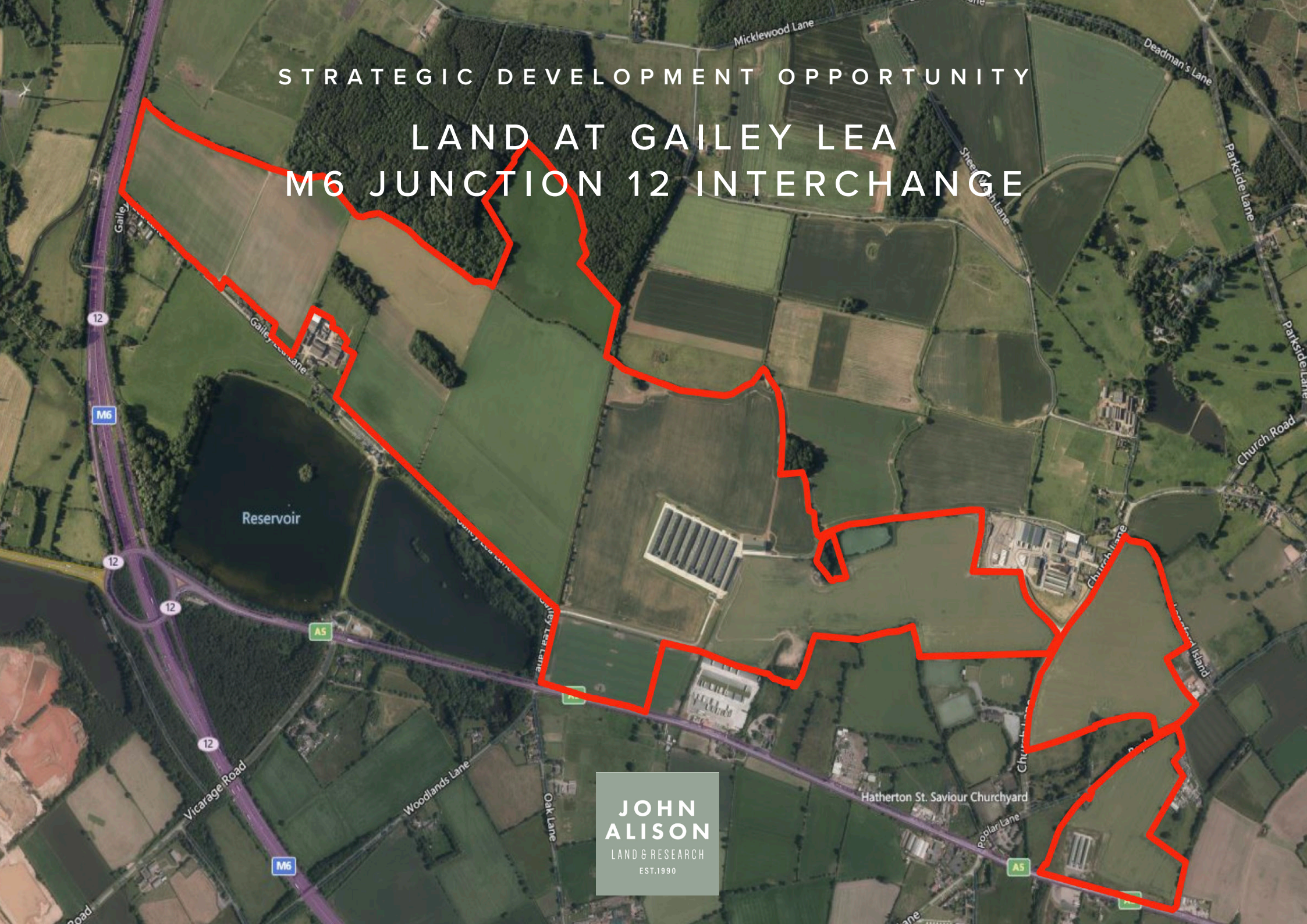


STRATEGIC DEVELOPMENT OPPORTUNITY

LAND AT GAILEY LEA M6 JUNCTION 12 INTERCHANGE



**JOHN
ALISON**
LAND & RESEARCH
EST.1990

LAND AT GAILEY LEA INTERCHANGE

Outstanding development opportunity of approximately 435 acres (c176ha) for promotion of a mixed-use residential and employment scheme to the forthcoming South Staffordshire Local Plan 2018–2037

The location of the land in South Staffordshire, north of the A5, east of the M6 motorway Junction 12 (Gailey Interchange) and close to Cannock means the site is well placed, to deliver a significant mixed use development scheme benefiting from its position in a key location on major transportation routes.

The land is mixed greenfield and brownfield, currently utilised for a variety of uses, including agricultural fields, agricultural farms and associated intensive livestock buildings. The site has road frontage to the A5 Watling Street, benefits from nearby main services and broadly extends from the western edge of Cannock to the M6.

The surrounding land comprises agricultural fields and woodland to the north, agricultural fields to the east, beyond which is the residential western edge of Cannock. The southern areas of the site are bound by the A5, the Gailey Lea Upper and Lower Reservoirs, the Church of St Saviour and Chase Park. The western boundary of the site generally runs contiguously with the M6.

The site falls outside of any defined settlement boundaries, being within the Open Countryside. Rows of mature trees and hedgerows are interspersed within the site along field boundaries, however, there does not appear to be any overriding ecological designations of these natural assets within the site.

It is worth noting that immediately adjacent to west of Junction 12 is the proposed West Midlands Rail Freight Interchange (WMI) with c750,000 sq.m of rail-served warehousing floor space. This development, in close proximity to the western part of the site, will have a significant urbanising impact on the Green Belt land surrounding it and heightens the importance of Junction 12 of the M6 as a strategic road network junction.

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PLANNING OVERVIEW

The site falls within the administrative boundary of South Staffordshire Council (SSC) and the current adopted Local Plan consists of two documents, which are a Core Strategy (CS) adopted in 2012 and a Site Allocations Document (SAD) adopted in 2018. The SAD commits SSC to carrying out an early review of the Local Plan in order to respond to the increasing need for development, both within SSC, and in neighbouring authorities. The review, intending to take planning and policies up to 2037, commenced with evidence gathering in 2016 including a Call for Sites and SHMA. An Issues and Options document was published for consultation in October 2018 and a Preferred Options Consultation is due summer 2021, with a submission document proposed to be published for consultation in summer 2022.

Whilst the site is located within the Green Belt, the Council has acknowledged that Green Belt land will need to be released to meet the District's housing needs, and make a contribution to the Greater Birmingham and Black Country Housing Market Areas (GBBCHMA) unmet housing needs. The approval of the WMI to the west and promotion of land for housing on the edge of Cannock to the east of the site present realistic opportunities to bring the site forward in whole or in part through the emerging Local Plan Review, or a future Local Plan.

It is considered that the site could be brought forward for development via three potential development strategies with a possible mix of parts of all three. These are:

1. A Sustainable Urban Extension to Cannock. This strategy would require an additional land take, working with other landowners to the east forming an appropriate strategic site for promotion through the ongoing Local Plan Review. The land also has some relatively steeper slopes and these will need to be assessed to help define a relative extent of development.
2. J12 M6 Employment Land. The western part of the site is ideally located to capitalise on the approval of the WMI. It is located adjacent to the WMI, separated by the M6, which provides access.
3. New Settlement. The scale of the GBBCHMA's unmet housing needs is significant. Given the District's stronger functional and economic links with the BCA's, coupled with the c.27,000 dwelling unmet housing needs up to 2038 (let alone Birmingham) and drawing on the WMI. the provision of an east-west new settlement at Gailey is a potential logical and appropriate growth strategy.



View north/north east, with woodland to north. Roofs of farm building seen to right hand side

METHOD OF SALE

The land is offered for sale by informal tender and the Vendors' wish to select a suitable developer with a track-record in delivering mixed use schemes by way of strategic promotion, in a multi-tier planning environment.

To be successful the preferred party will need to outwardly demonstrate a 'team' approach with the Vendors and their Agents (who have significant strategic development experience), in order to jointly achieve meaningful planning and financial goals for the development of the land.

The Vendors' may prefer to see a promotion agreement as the preferred development agreement structure, however, of equal importance is the selection of a developer-partner with the right team, experience and the right attitude.

Email offers are acceptable and should be addressed to charlotte@johnalison.com
Interested parties are invited to submit offers to be received by:

12 noon on Thursday 16th September 2021



View south/south east to Fullmoor Wood. Land generally flat, strong tree groups and hedgerows.

and all offers must include the following:

- Identity of the prospective purchaser, address, contact details including email address and a corporate statement supporting the bid.
- Clear financial terms for the development agreement
- Confirmation that the prospective purchaser is aware and has taken account of the present planning position in South Staffordshire Council area.
- Confirmation that the prospective purchasers will pay the Vendors legal and surveyors fees involved in negotiating the development agreement.
- A proposal demonstrating how the developer intends to progress this opportunity through the consultation process to achieve an allocation and subsequent planning consent
- A summary timeline for expected participation in the consultation stages, timing of consultants' reports, submission of planning application and a target for first receipts for the Vendors.
- Confirmation that the prospective purchasers agree to work to the following dates for the signing of the development agreement:

Provisional date for interviews (if applicable) – **Thursday 23rd September 2021**

Exchange of Contracts – **Friday 26th November 2021**

The seller reserves the right not to accept the highest offer or indeed any offer.

Upon agreement of the Heads of Terms the selected purchaser will be required to provide a Solicitors' undertaking to cover the Vendors' reasonable professional costs, in the event the purchaser withdraws from the sale prior to contracts being signed.

LANDOWNERSHIP & TENURE

The land is registered to two separate owners, who are working together in a landowners agreement. Vacant possession will be provided upon completion (subject to agricultural holdover).

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is offered subject to and with the existing Rights of Way, Wayleaves and Easements, whether or not specifically referred to in the particulars.

BOUNDARIES

The Purchaser will be deemed to have full knowledge of the boundaries. Neither the Vendors' or the Agent will be responsible for defining boundaries.

VAT

The Vendors' reserve the right to charge VAT in addition to the purchase price on the whole of the land on legal completion.

LOCAL AUTHORITY

South Staffordshire District Council
Wolverhampton Road, Codsall, South Staffordshire WV8 1PX

VIEWINGS

The site can be viewed at any time from the adjacent road and footpath network. Access to the land is strictly by appointment only with the Vendor's agent.



IMPORTANT NOTICE

John Alison give notice, for themselves and on behalf of the Vendors' of this property, that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only. No employee of John Alison has any authority to make or give any representations or warranty whatever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchaser in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for reference purposes only and are not to be relied upon in any contract. Crown Copyright Reserved. Unless specifically mentioned all fixtures and fittings are excluded from the sale.