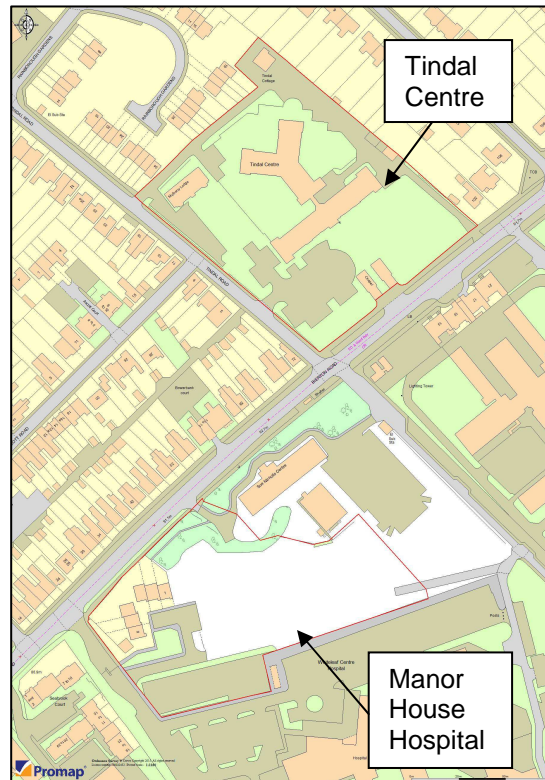




**BNP Paribas Real Estate
5 Aldermanbury Square
London
EC2V 7BP**

FREEHOLD FOR SALE Residential Development Opportunity

Manor and Tindal Sites, Bierton Road, Aylesbury, HP20 1HU



Two sites in an established residential location close to Aylesbury Town Centre

The Tindal Centre – 62 Residential Units / 1.45 hectares (3.57 acres)

Manor House Hospital – 50 Residential Units / 1.13 hectares (2.8 acres)

Background

On behalf of Oxford Health NHS Foundation Trust (the Trust) we are delighted to offer two well-located development opportunities on Berton Road, Aylesbury. The sites will be disposed of with outline planning permission for residential redevelopment.

The Tindal Centre site benefits from planning permission for 62 units. The Manor House site is the subject of a planning application for 50 units and a decision is expected in April 2015.

Location

The two sites are situated in the town of Aylesbury, Buckinghamshire which is located approximately 40 miles (64 km) to the north west of Central London. Oxford lies 20 miles (32 km) to the west of Aylesbury with Milton Keynes 15 miles (23 km) to the north and High Wycombe 14 miles (22.5 km) to the south.

The sites are situated approximately 0.6 miles to the north east of Aylesbury Town Centre, within walking distance to community facilities and public transport links. Aylesbury Station (0.8 miles away) provides direct and regular connecting services to London Marylebone station in 1 hour. Luton Airport is located 30 miles to the north east and a number of bus routes stop close to the sites offering services to destinations including Milton Keynes, Leyton Buzzard, and Aylesbury Town Centre. The sites are located on Berton Road, the A418, which offers connections with the A41, Junction 6 of the M40 15 miles away, Junction 11 of the M1 19 miles away and Junction 20 of the M25 20 miles away.

The Tindal site is located to the north of Berton Road, with its south west boundary formed by Tindal Road. The Manor site is located on the south side of Berton Road, slightly to the south of its junction with Berton Road. The sites are located almost directly opposite one another in a predominately residential area. The new Whiteleaf Hospital is located to the south of the Manor House site and formally opened in October 2014.

Description

The Tindal site extends to approximately 1.45 ha (3.57 acre), is broadly square in shape and relatively level in terms of topography. The site currently accommodates a number of single and two storey clinical buildings of varying age and condition. The remainder of the site comprises car parking, service roads and a large area of mature landscaped open space. The accommodation on site extends to approximately 820 sq m (8,826 sq ft). The two gatehouse lodge buildings are Grade II Listed and are to be retained and converted under the development proposals.

The site benefits from three existing access points, two of which are on Tindal Road and the third one (a pedestrian only access) located between the two gatehouses on the southern boundary of the site on Berton Road.

The Manor House site extends to approximately 1.13 ha (2.8 acre), is irregular in shape and slopes north-south with a level change of approximately 5.4 metres across the site. The site benefits from vehicular access off Berton Road.

The new Whiteleaf Hospital now forms the southern boundary of the Manor House site. To the north east boundary of the site lies the Sue Nicholls building which extends to 1,304 sq m (14,036 sq ft) over 2 storeys, with associated car parking which is to be retained by the Trust.

Town Planning

Both sites are located within the jurisdiction of Aylesbury Vale District Council and planning policy is contained within the Development Plan for Aylesbury Vale which is made up of the saved elements of the Aylesbury Vale District Local Plan (AVDLP) 2001 - 2011 (2004), part A of the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) and the South East Plan: Regional Spatial Strategy for the South East of England (May 2009). Aylesbury Vale has also

prepared a Supplementary Planning Document for Affordable Housing (2007).

The sites are not located in a Conservation Area and there are no Tree Preservation Orders in place however there are a number of mature trees on site which should be retained and the submitted proposals take account of these. The gatehouse lodges on the Tindal Site are Grade II Listed. The façade of the workhouse building is also detailed in the listing and is being retained as part of the redevelopment proposals for the site.

The Trust has submitted three planning applications for the two sites. The Tindal Site is the subject of two planning applications, one outline for the majority of the site, and one detailed for the conversion element of the site. The Manor House site is the subject of a single outline planning application. The conversion element of the Tindal site is also subject to a listed building application.

Tindal Site

Planning permission was granted on 2 April 2015 under application number 11/02514/AOP for “*the demolition of the Cornerstone Day Hospital, Kimmerage / Portland and the SCAS bungalow and construction of up to 60 residential units including conversion of the Tindal building together with amenity space, parking and landscaping*”. The proposal is for a new build/ conversion development of 1 – 3 storey dwellings in accordance with the mix outlined below.

Planning permission was granted on 2 April 2015 under application number 12/00026/APP for the “*change of use to residential consisting two 2 bed apartments and external alterations*”. This application relates to the conversion of the gatehouses on the Tindal site.

Unit Type	Number
1 bed flats	10
2 bed flats	14
2 bed houses	14
3 bed houses	12
4 bed houses	10
2 bed gatehouses (conversion)	2
Total	62

Listed building consent was granted on 2 April 2015 under application number 12/00027/ALB.

The Trust have entered into a Section 106 Agreement for the site which provides for 30% affordable housing and the following key financial contributions:

Unit Type	Number	Sport and Leisure Contribution	Education	Total Per type
1 bed flats	10	£1,375	£782	£21,570
2 bed flats	14	£2,475	£2,639	£71,596
2 bed houses	14	£2,475	£6,929	£131,656
3 bed houses	12	£3,300	£13,889	£206,268
4 bed houses	10	£4,812	£17,233	£220,450
Monitoring cost	-	-	-	£3,600
Total	60	-	-	£655,140

Manor House Hospital Site

An outline planning application has been submitted under reference number 14/02689/AOP. The proposal is for the “demolition of the existing housing at 1-6 Manor House Close and the construction of up to 50 new dwellings together with associated amenity space, car parking, landscaping and the upgrading of the existing access point onto Bierton Road”.

The application is for 1 – 2.5 storey units in accordance with the following proposed mix:

Unit Type	Number
1 bed flats	5
2 bed flats	16
2 bed houses	14
3 bed houses	11
4 bed houses	4
Total	50

This application replaces a proposal under application 11/02282/AOP for the the demolition of the Sue Nicholls Centre, the existing housing at 1-6 Manor House Close and the construction of a residential scheme for up to 83 dwellings. During the determination of the application, the Trust made a decision to retain the Sue Nicholls Centre for healthcare purposes and as a result, the application was refused on 19 August 2014 due to the absence of a signed Section 106 agreement.

A decision on the application is anticipated in April 2015 and it is anticipated that the Section 106 contributions will be based on those agreed on the Tindal site. As a result, we have taken the proposed indicative mix of residential units of the current outline planning application and applied the Section 106 contributions as outlined in the Tindal Centre Section 106 Agreement. We also anticipate that 30% Affordable Housing will be required on site. The costs are broken down as follows:

Unit Type	Number	Sport and Leisure Contribution	Education	Total Per type
1 bed flats	5	£1,375	£782	£10,785
2 bed flats	16	£2,475	£2,639	£81,824
2 bed houses	14	£2,475	£6,929	£131,656
3 bed houses	11	£3,300	£13,889	£189,079
4 bed houses	4	£4,812	£17,233	£88,079
Monitoring cost	-	-	-	£3,600
Total	50	-	-	£505,125

Further planning information and Section 106 Agreement can be found within the Information Pack.

Title

The property known as Tindal General Hospital is held freehold by Oxford Health NHS Foundation Trust under title number BM114094.

The property known as Manor House Hospital is held freehold by Oxford Health NHS Foundation

Trust under Title number BM172145.

Further title information, including a Report on Title can be found within the Information Pack.

Services

It is understood that mains water, electricity, gas and drainage are available in the immediate area, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the property.

BNP Paribas Real Estate has not tested any of the service installations and provides no warranties as to their condition.

Method of Sale

Best offers are invited for the Freehold interest in the property. Offers should be conditional only on receiving planning permission for the submitted scheme on the Manor Site (with or without the expiry of the Judicial Review period without challenge).

Offers must be submitted in a plain envelope marked **Manor and Tindal Tender May 2015** and addressed to:

Trust Secretary
Warneford Hospital
Warneford Lane
Headington
Oxford
OX3 7JX

Offers are to be received in **hard copy format only**, including a copy of the Bid Form, by no later than **12 noon on 27 May 2015**. The vendor does not undertake to accept the highest or any offer submitted.

Prospective purchasers will be required to provide financial evidence of their ability to complete the purchase. Offers submitted by an agent must be accompanied by a letter from the principal outlining the basis of the offer made.

Further Information

An online Information Pack is available at www.manorandtindal.com.

Contact Details

Accompanied viewings will be conducted by the vendor's sole agents, BNP Paribas Real Estate, on selected dates. For further information please contact:

George Norton
020 7338 4056

Rachel Styles
020 7338 4068

Howard Williams
020 7338 4063

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Particulars compiled: April 2015



Site Plan (indicative only)

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