



- Resolution to grant full detailed planning permission for 55 residential dwellings (Ref: W/24/0270)
- 9 affordable housing units
- Brownfield development site
- Site area – 6.14 acres (2.48 hectares)
- Bid deadline – 12 noon on Monday 29th July 2024

BOUNDARY DRAWN FOR ILLUSTRATIVE PURPOSES ONLY

## FOR SALE

PRIME SERVICED RESIDENTIAL DEVELOPMENT SITE (6.14 ACRES / 2.48 HA)  
FORMER WOODSIDE CONFERENCE CENTRE, GLASSHOUSE LANE,  
KENILWORTH, WARWICKSHIRE, CV8 2AL

Vistry Group

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LAND AND DEVELOPMENT

## LOCATION

The sale site is located to the east of Kenilworth town centre, under the jurisdiction of Warwick District Council.

Kenilworth is located approximately 5.5 miles north of Warwick, 6 miles to the north of Leamington Spa, 6 miles south-west of Coventry, 14 miles north-east of Stratford-upon-Avon and 20 miles south-east of Birmingham.

Access to Junction 15 of the M40 is approximately 7.5 miles to the south of the site, providing access to Solihull (via the M42), the M5, London and the south. Access to Junction 2 of the M6 is approximately 10.5 miles to the north-east of the site, providing access to Birmingham and the wider West Midlands conurbation. Access to the M69 is approximately 10.5 miles to the north-east of the site, providing access to Hinckley, Leicester, and the north (via the M1).

Kenilworth train station is located approximately 1 mile to the west of the site and provides links to Coventry, Leamington Spa, Birmingham (one change) and London (one change).

The wider site is currently being developed by Vistry Group as a multi-brand / tenure scheme, including Linden Homes, Bovis Homes and Vistry Partnerships. The scheme is set to deliver residential development and a primary school.



## INFORMATION PACK

Further information is available via DropBox link, which includes:

- Planning and Technical Briefing Note
- Planning documentation
- Drainage design
- Topographical surveys
- Arboriculture reports
- Site boundary plan in PDF and CAD
- Ground investigation
- Other relevant documentation

For access to the Information Pack please email;

Lewis Russell

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## DESCRIPTION

The sale site extends to circa 6.14 acres (2.48 hectares) and benefits from a resolution to grant full planning permission for 55 dwellings (Ref: W/24/0270). Vistry anticipate that full planning permission will be granted in Q3 2024. The sale site sits within the wider residential development site at Glasshouse Lane known as Stoneleigh View. The wider site extends to circa 82.3 acres (33.31 hectares) and benefits from reserved matters planning permission (Ref: W/21/1811) for 620 dwellings. Interested parties are to note that the sale site is 'stand-alone' and does not fall under the ambit of the reserved matters or outline planning permissions for the wider site.

The sale site is located within the southwestern portion of the wider site. The site currently comprises several existing buildings (i.e., the former Woodside Conference Centre and guest housing / accommodation), together with associated concrete flatted parking areas, existing mature trees and scrubland.

Access to the site is currently provided via Glasshouse Lane. The sale site will be accessed via two access points. The primary access will be to the northern boundary via a road linking to the wider Vistry site spine road known as Oakley Road. The second access to the sale site will be via a private drive off Glasshouse Lane. The private drive is already in place and provides access to the existing site. The purchaser will be required to undertake minor S278 works in relation to this access, details of which are included in the Information Pack.

The sale site is mostly surrounded by the wider site which currently comprises new build development at various stages of construction. To the southwest of the sale site is an area of public open space. Beyond this lies the proposed private access from Glasshouse Lane. The sale site is largely screened by natural barriers including mature trees and vegetation.

The wider site is bound to the west by Glasshouse Lane and Kenilworth School. To the north, by Crewe Lane, beyond which lies Kenilworth Golf Club. The southeastern boundary is the A46 with greenfield land / agricultural fields beyond this.

The wider site is currently being delivered by Vistry Group as a multi-brand / tenure scheme comprising 606 dwellings, including Bovis Homes, Linden Homes, Vistry Partnerships, and Vistry's Private Rented brand. The wider site will also deliver a Primary School, and the remaining 14 dwellings under the reserved matters planning permission are set to be delivered as 'self-build' plots.



## PLANNING

The wider site benefits from outline planning permission for 620 dwellings alongside a primary school (Ref: W/18/1635). In addition to this, a further reserved matters planning permission has been granted to allow for the development of 620 dwellings including 14 self-build plots (Ref: W/21/1811).

The sale site benefits from a resolution to grant full planning permission for the demolition of the existing buildings and the construction of 55 dwellings including 9 affordable dwellings (Ref: W/24/0270). The planning approval is subject to:

1. Planning Conditions;
2. The Section 106 agreement being signed; and
3. An independent review of the submitted Energy and Sustainability Statement.

As stated, the Section 106 Agreement in relation to the sale site is yet to be finalised. For the purposes of bid submissions, bidders are asked to assume a figure in the order of £1,429,086 in their offer (see planning brief for further details).

In addition, the final affordable housing mix is still to be agreed with WDC. WDC's Housing Enabling Officer has suggested a mix of 6 no. Social Rented dwellings and 3 no. First Homes. A further breakdown of the current list of Section 106 contributions and assumed affordable housing mix is set out in the Planning and Technical Briefing Note in the Information Pack.

Vistry Group are willing to grant the purchaser a build licence enabling the house types plotted in the planning permission to be built out. Vistry Group will provide a full suite of detailed, construction ready, architectural, and engineering drawings to the purchaser should they choose to proceed with a build licence.

Should the purchaser wish to submit their own planning application for the site, prior approval from Vistry Group will need to be obtained.

Under no circumstances should the Local Planning Authority be contacted during the bidding process.



## SITE PREPARATION AND TECHNICAL INFORMATION

The sale site will be sold with the benefit of full planning permission for 55 dwellings. The purchaser will be required to undertake all demolition and site remediation work as appropriate.

Vistry Group will deliver an access road from the wider site spine road to the northern boundary of the sale site, in accordance with the layout shown in the approved planning permission. The access road will be delivered to the redline sale site boundary in Q4 2024. The purchaser will be responsible for the S278 works in relation to the private drive access from Glasshouse Lane.

A Technical Summary, setting out both the sellers and purchasers works, is included within the Information Pack. Access to the Information Pack is available via the selling agent.

In summary, Vistry Group will provide the sale site as follows:

- With an access from the wider site's spine road to the sale site's northern boundary. An existing, additional access point is granted via Glasshouse Lane.
- An electricity connection will be provided via an existing substation constructed on the wider site, which will be connected to the sale site boundary in Q4 2024.
- Foul water drainage connections to the sale site's northern boundary via an existing manhole in the proposed link road, to be delivered in Q4 2024.
- Hyperoptic (Fibre) will be delivered via the wider site to the sale site boundary in Q4 2024.

## BID PROCESS

Offers are invited on an unconditional basis for the freehold interest in the site with the benefit of full planning approval (Ref W/24/0270).

Interested parties are required to submit an offer using the Bid Proforma, which is included within the Information Pack, together with any other relevant information in relation to their bid.

Offers are to be submitted via email to Richard Roberts (richard.roberts@hld-uk.com), Tom Ackrill (tom.ackrill@hld-uk.com) and Lewis Russell (lewis.russell@hld-uk.com) by 12 noon on Monday 29th July 2024.

Bidders are to include a fee of 2% of the purchase price plus VAT payable to Highgate Land and Development on completion of purchase.

The vendor reserves the right not to accept the highest, or any offer received. Each party is to bear its own legal costs in connection with this transaction.

## VIEWINGS

An accompanied viewing of the site is to be arranged by appointment only via the Selling Agent.

