

**COMMERCIAL
DEVELOPMENT SITE
ROUGHAM HILL
BURY ST EDMUNDS
IP33 2RW**

TO LET

- Commercial development opportunity with landowner - West Suffolk Council (WSC)
- WSC acting as Sole Developer & Funder
- Approx. 3.59 Acre (1.45 Hectare) Site
- Adjacent to Junction 44 of the A14
- Suitable for a variety of uses (subject to Planning)
- Leasehold interest only sought



**West Suffolk
Council**

The site is owned Freehold by West Suffolk Council with proposals being considered by them alone as the only relevant party.

Carter Jonas

WEST SUFFOLK COUNCIL'S INTENTIONS

West Suffolk Council (WSC) as landowner will act as the Sole Developer & Funder of the scheme. WSC will have a complete end investment interest in the finished scheme.

PROPOSED DEVELOPMENT PROJECT

WSC, in its capacity as sole landowner, developer and funder, is specifically looking to implement a development comprising of single or multiple commercial buildings that are consistent with adopted planning policy.

Potential end uses, subject to planning could include:

- Supermarkets
- Comparison / Convenience Retail
- Drive Thru restaurant / coffee units
- Hotel
- Care / retirement accommodation

Residential or warehouse / logistics end uses are unlikely to be considered.

WSC are currently wanting to establish interest in the site from prospective tenants on leasehold terms to be agreed. Latter stages of the delivery process will address the delivery of the chosen development project.

RISK

WSC will be taking the full developer risk over the project supported by a Development Manager who will manage the development team for WSC.

Consideration, at this stage, will be put towards both Design & Build and Traditional Procurement routes to deliver the development project.

SITE LOCATION

The subject site is located to the southeast of Bury St Edmunds town centre and is adjacent to Junction 44 of the A14. The A14 connects Bury St Edmunds to Cambridge (circa 29 miles), Newmarket (15.5 mile) and Ipswich (circa 25 miles).

Access to the site is off Rougham Hill via the A134 (the principal access point to the south-eastern side of Bury St Edmunds).

The site is in a mixed-use area with a series of light industrial units immediately to the east and the Animal Health Veterinary Laboratories Agency beyond.

Immediately to the south of the site, between the Rougham Hill roundabout and the A134 Sicklesmere Road, will be circa 1,250 homes and a new primary school which are due to be delivered along with a new relief road.

SITE DESCRIPTION

The site extends to approximately 3.59 acres (1.45 hectares).

It was previously let to Suffolk County Council as a household waste recycling centre. This use has now ended and the site is vacant.

The site is partially tarmacked / concreted with palisade / wooden fencing and gates.

The site benefits from two access points onto Rougham Hill.

Site visibility can be improved by reducing the height of hedges along the A134 along with the removal of certain trees.

PLANNING

The site lies on an important gateway route into the town. Although it is currently in a primarily commercial area it will shortly benefit from being in close proximity to a major residential development.

Subject to planning, the site is considered potentially suitable for redevelopment into the following use classes:

- E (Retail / Café / Restaurant)
- A3 (Food & Drink) / A4 (Drinking Establishments)
- Sui Generis (Drive Thru)
- C1 (Hotels)

Interested parties are advised to make their own enquiries regarding planning policy compliance.

BACKGROUND SITE INFORMATION

Historic site surveys and reports are available on request.

TERMS

West Suffolk Council aspire to create a gateway development on the site through the self-delivery and retention of a commercial development which delivers an investment stream from the site. There will be a three-stage bid process.

Stage 1: Leasehold Proposals – Note Bid Deadline

Interested parties are invited to submit a leasehold proposal by the bid deadline: close of business **14th September 2022**.

Interested parties are requested to outline details of their preferred delivery method for the proposed building(s) e.g. Design & Build contract / in house Construction Management / reliance on West Suffolk appointing a professional team to deliver the proposed building(s) etc.

Proposals are to include an indicative concept design and the following information which will be scored against the weighted matrix criteria.

- Initial annual rent
- Lease term
- Tenant only break options
- Rent review terms
- Incentives sought
- Indicative building base build cost
- Examples of recent comparable investment sales with NIY achieved

Stage 1 - Leasehold Proposals Scoring Matrix	Explanatory Comment	Percentage
Strategic considerations	Planning compliance, jobs created, Social Value, Sustainability and green credentials	15%
Total rent to first break	Considers initial annual rent / break options / incentives.	45%
Weighted tenant covenant strength	Considers investment sale comparables supplied & wider evidence / due diligence.	15%
Return on investment (after borrowing)	Considers indicative base build cost, analysed rent and return after borrowing.	25%
TOTAL		100%

Strategic considerations

The Council is keen to ensure that the development meets the objectives of its strategic priorities. The scoring of this element will consider the following:

- Planning compliance – the scheme's compliance with current Planning Policy
- Number of jobs created – full time employment on the site
- Social value – benefits for the local community
- Sustainability – proposed sustainable measures

The highest scoring proposals from Stage 1 will be taken forward to Stage 2.

Stage 2: Bid Refinement / Best & Final Proposals

Stage 2 will not commence until Council approval has been granted.

Stage 2 will comprise of the refinement of leasehold proposals received in Stage 1 including clarification of terms / proposed design etc. In addition, if it is considered necessary at the time, the request for best and final offers by the deadline set.

The scoring matrix will be updated with the highest scoring proposal taken forward to Stage 3.

Stage 3: Formal Tender for the Delivery of the Selected Development.

Stage 3 will comprise of a formal tender for the delivery of the selected development to a standard that satisfies public procurement rules.

Proposals will be sought to include proposed delivery model (Design & Build / Construction Management etc.), professional fees, development management fee and build cost alongside access to document data rooms as required. Proposals will be scored against a weighted matrix criteria.

VAT

The site is opted for VAT.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs.

VIEWINGS

Viewings are strictly by appointment only and must be organised through the sole agents Carter Jonas.

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