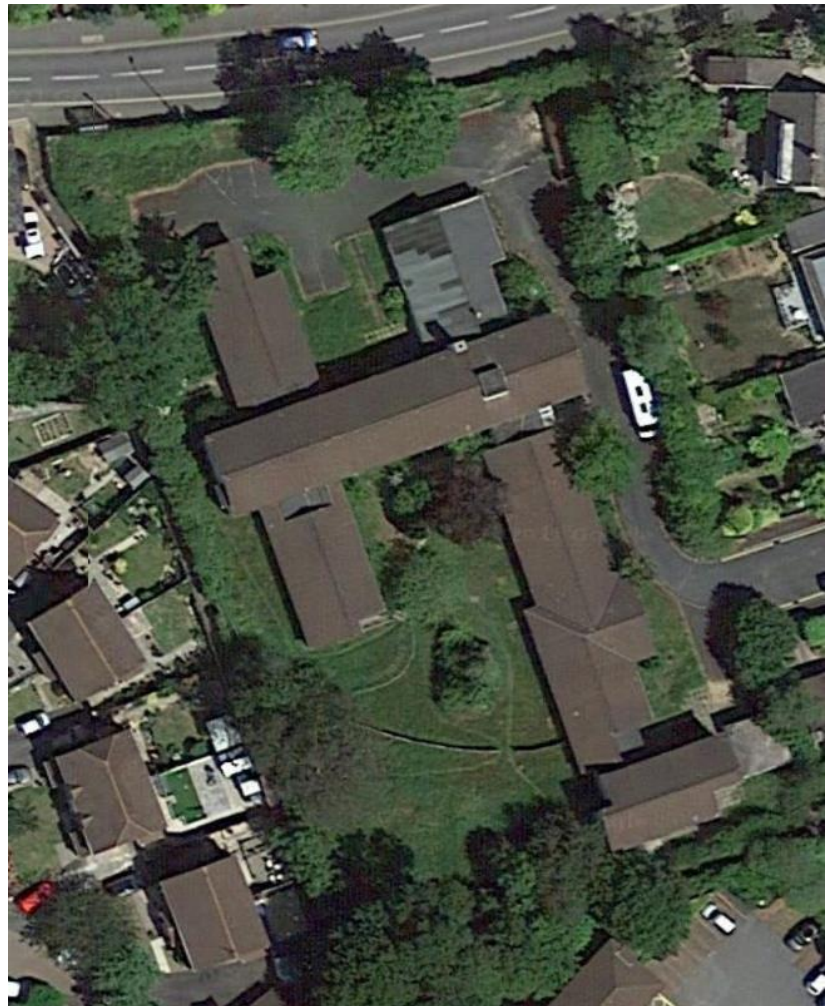


Butterpark, Ivybridge



Ivybridge Town Council



An exciting opportunity to develop a 1.21 acre town centre site in a thriving community.

Closing date for Expressions of Interest: 31st January 2022

Butterpark, Ivybridge

Ivybridge Town Council (ITC) purchased the site known as Butterpark (postcode PL21 0AX) with the desire to see the site used for the benefit of the town by providing good quality affordable housing for residents with learning disabilities as well as meeting general housing needs.

The site is located within 350m of the town centre shops and facilities including the Watermark featuring a cinema and library. There is good road and pedestrian access and close proximity to a twice hourly bus to Plymouth and Torquay.

There is mains gas, water, electricity and drainage to the site. Capacity would need to be checked by any developer.

It was purchased from Devon County Council (DCC) and legal covenants sit with the land.

The site currently has the disused ex-residential home in situ.

The land is split into two parcels:

One parcel is referred to as 'Ivybridge Town Council Land' (outlined in dark blue on map) – this is land which has a covenant to ensure it must be used for creating a total of 7 dwellings consisting of: six 1 bedroom apartments and an adjacent 3 bedroom house. These are to be used as homes and ancillary facilities for adults with learning disabilities.

The other parcel is referred to as 'Development Land' (outlined in red on map) – this land can be used for any purpose subject to planning, but is subject to an overage covenant which may inform the structure of any proposed contract. It also includes a public footpath at the west/southwest edge in light blue.

The map attached shows the two parcels of land, and the public footpath that is included. The total area of the land is approximately 1.21 acres (0.486 ha). The existing building has an approximate internal gross area of 16,250 sq ft (1,510 sq m).

ITC, South Hams District Council (SHDC) and the residents of the town have an ambition to see housing built on this land that will serve the community.

Development Aspirations

In return for transfer of freehold of the parcel of Development Land, the successful applicant may put forward any reasonable, practical proposal. For example, you may propose to develop the 'Ivybridge Town Council Land' properties at your expense and this could be counted as a contribution to affordable housing in the area, but ITC are keen to consider any feasible proposals.

This site does not have planning permission but is allocated and is a brownfield site. All infrastructure and S106 contributions will need to be considered.

The proposals for the land could come forward as two separate parcels or as one but we would wish to see your ideas for the overall scheme and how this can be delivered.

The most important aspect is the specific development of the 'Ivybridge Town Council Land', as this fits with the enduring covenant that DCC has on the land that the learning disability units are provided. ITC & SHDC have an identified need for this type of accommodation in Ivybridge. Those expressing an interest may be interested in taking on these units as a suitable housing provider or they may not, and so they will remain in the ownership of Ivybridge Town Council.

The three bed house would need space on the ground floor to double up as a 'common room' area for those residing in the six 1 bed units, and be connected to the units to enable a sleep in support worker when needed.

ITC would welcome innovative proposals that use modern techniques such as off-site prefabrication or re-use of the existing structure.

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The successful partner will be expected to design the scheme, carry out all surveys and take the scheme through to planning and delivery.

Expressions of Interest

ITC would welcome Expressions of Interest that match their aims as closely as possible, or ideally exceed them.

Your Expression of Interest should include a response to the following points:

Are you interested in just one of the parcels or both.

ITC want to ensure that the learning disability accommodation is brought forward early on in the development so please explain how this will be delivered.

Please detail your experience of bringing a scheme like this forward – examples need to be given.

Are you a registered provider or how you manage your affordable properties.

South Hams JLP policy states a minimum of 30% affordable on an infill/allocated site, ITC would like to see as much affordable housing as possible, how would you propose to do this and roughly what percentage would you aim for.

ITC wish to see a mix of tenures and unit sizes, with a good local demand for 1 and 2 bed properties, and a need for more than the minimum units of homes for adults with learning disabilities – what your proposed mix would be.

Who you use to build out properties. Please provide information on schemes that have been delivered.

The successful tenderer will be expected to project manage all aspects of the design and build, please provide time to planning, on site and final delivery

How you plan to fund the development, including any Government funds you may be able to access.

How you propose to carry out community consultation.

ITC, SHDC and DCC have declared a Climate Emergency, how you propose to minimise the carbon footprint of the development, or even make the units net zero carbon.

How you will future proof the homes eg through choice of heating systems

How you plan to sympathetically integrate the development with the surrounding area.

How you will encourage sustainable transport options.

What the significant obstacles you can foresee with this opportunity.


Site visits are possible by appointment with the Town Clerk. Strictly no site admittance without prior arrangement.

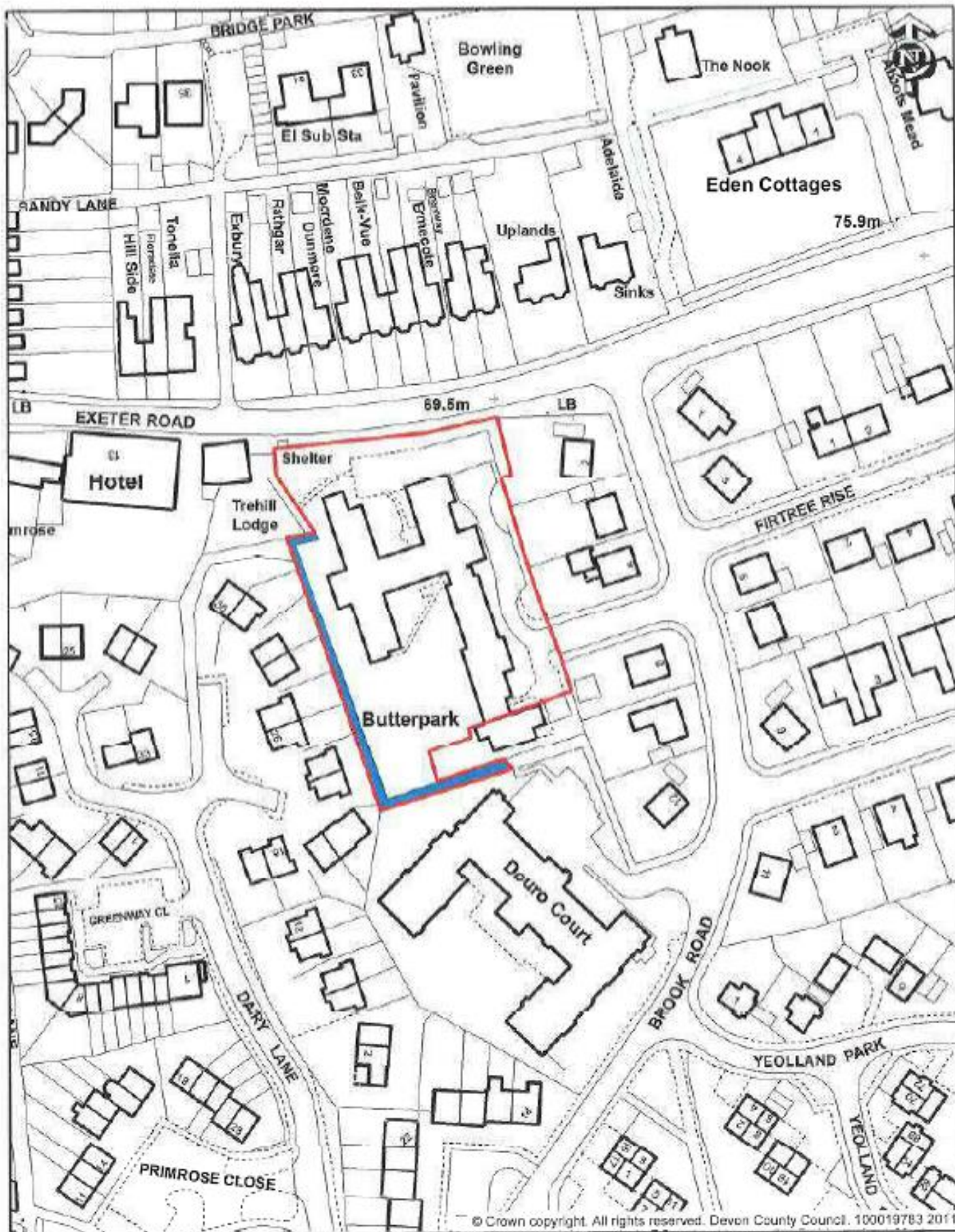
Expressions of interest should be submitted by the **31st January 2022** to the Town Clerk, Town Hall, Erme Court, Leonards Road, Ivybridge, PL21 0SZ or by email to townclerk@ivybridge.gov.uk

Butterpark, Ivybridge




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Title: Butterpark - Social Care Land		Project: Disposal plan	
 <p>NPS South West Ltd</p> <p>• Head office: Venture House, 1 Capital Court, Milton Road, Exeter EX1 1FJ, Exeter, EX2 7YU</p> <p>• South office: The Axon Centre, Lee Mill Rd, Ex. Exeter, EX2 1JF</p>	Scale: 1:1,250	Date: Dec 17	Contact: Chris Liversidge
	Plot Desc:	OS Grid:	Telephone:
	Prop: CP	Reviewed:	Other: EXETER
	OS No:	Project No: 17001	Draw No: Plan 2



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Title: Butterpark - Development Land		Project: Disposal plan		
 <p>NPS South West Ltd</p> <p>Head Office: Victoria House, 1 Capital Court, Wilton Road, South End Cl, Exeter, EX2 0JW</p> <p>South Office: The Avon Centre, Lee Mill Ind. Est, Appleton, PL21 9QP</p>	Scale: 1:1,250	Date: Dec 17	Contact: Chris Liversidge	
	Filed Date:	11/12/2017	Telephone:	
	PROP: CP	Checked:	Office: EXETER	
	Ref. No:	Project No: 17001	Drawn by: Plan 3	Rev: