

Former Officers Mess Connaught Barracks Dover Kent

FOR SALE – Informal Tender

Residential Development Opportunity,
Planning Consent in place for 64 residential units
Site extending to c2.34 ha (c5.78 acres)

September 2017



Project Overview

Connaught Barracks is a unique site with a rich heritage, offering spectacular views across the English Channel and the Kent Downs Area of Outstanding Natural Beauty, from a prominent location on the hill above the town and adjacent to Dover Castle.

The site offers a rare opportunity to develop a property that has a rich heritage, immediately opposite Dover Castle, with Fort Burgoyne (a Scheduled Ancient Monument) to the north. The site is situated within close proximity to Dover town centre and Dover Priory Railway Station.

The whole Connaught Barracks site is allocated for residential development (Policy CP10 of the Dover District Council Core Strategy). The allocation identifies the site for a development in the order of 500 residential units. On 1st July 2016 HCA secured outline planning consent for the Officers Mess, a c2.34 ha (c5.78 acres) parcel to the West of Dover Road, for the erection of up to 64 residential dwellings.

The Connaught Barracks site has now been announced as part of the HCA's Accelerated Construction Initiative. As such, and having now achieved outline planning permission, HCA are seeking to dispose of the Officers Mess to a developer, leading to the delivery of the first phase of the redevelopment of this important regeneration opportunity.

Key Principles

HCA are seeking to dispose of the Officers Mess to a developer who will deliver the first phase of the regeneration in accordance with the allocation of the site and the outline planning consent. The developer will:

- Secure a Reserved Matters consent for the development of the Officers Mess;
- Discharge pre-commencement conditions, construct and deliver the development in accordance with the planning consent; and
- Take responsibility for all elements of delivery including security, branding, construction, marketing and sale of the development.

In keeping with the aims of the Accelerated Construction programme, where possible the developer is encouraged to promote and use innovative solutions to increase the speed of delivery of the development.



Location and Description

Connaught Barracks offers a rare opportunity to develop a site that has a rich heritage, located immediately opposite Dover Castle and a Scheduled Ancient Monument - Fort Burgoyne. The site is situated within close proximity to the town and offers commanding views across the Town Centre and the English Channel.

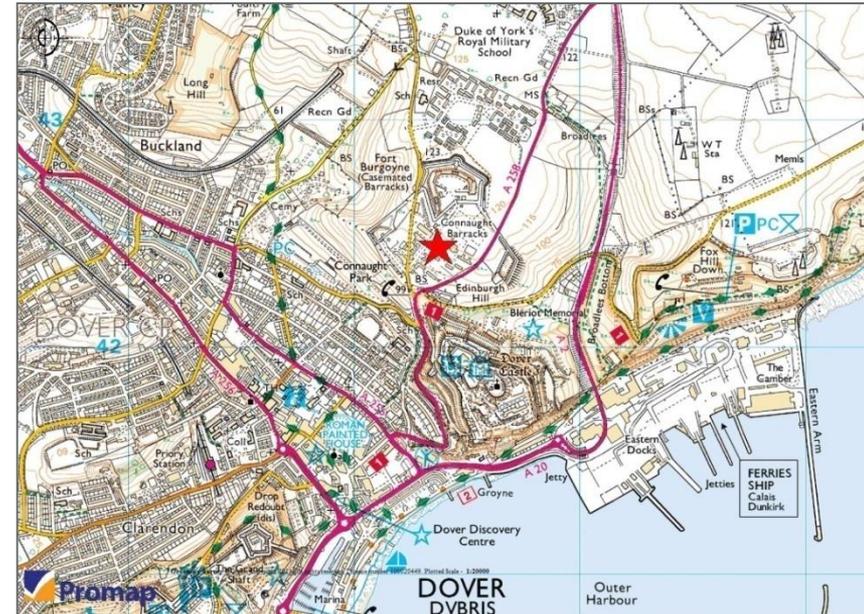
The town of Dover forms a major employment centre, an international gateway and transport centre and is renowned worldwide for its dramatic landscape setting, between the White Cliffs. Dover District Council has an on-going programme of urban regeneration with the aim of creating an uplift in housing, population and employment which is supported by:

- Upgrades of the Dover Eastern Docks and regeneration of Dover Western Docks;
- New retail & leisure development under construction in the heart of the town centre;
- Planned redevelopment of Dover Waterfront that will greatly improve shopping and leisure facilities with the aim to create a positive image and top visitor destination for Dover.

The ongoing regeneration programme seeks to ensure that people will want to come to Dover because it offers good public transport connections; access to London and continental Europe; employment opportunities; distinctive and competitively priced housing; a waterfront lifestyle with a strong town centre in an unrivalled natural and historic setting. Connaught Barracks has the ability to add to, and benefit from this ongoing programme of work, providing important new, quality housing in an attractive setting close to the town centre.

Connaught Barracks and The Officers Mess occupy a prominent location on the hill adjacent to Dover Castle. The site lies adjacent to an Area of Outstanding Natural Beauty and benefits from extensive views across Dover Town Centre, the Port of Dover and the English Channel.

The Officers Mess, shown in yellow on the plan previously, forms a triangular shaped site to the west of Dover Road, overlooking Dover Town Centre. The property was formerly used as the Officers Mess and firing range for the wider barracks. The Officers Mess site extends to c2.34 ha (c5.78 acres)



Planning

Policy CP10 of the Dover District Council Core Strategy allocates the whole Connaught Barracks site for a residential redevelopment. The allocation states that about 500 dwellings should be built on the former Connaught Barracks (both the Officers Mess and the main barracks to the east of Dover Road). The allocation highlights that the housing should make a contribution to the enhancement of Dover's 'upper mid-market' range of housing.

HCA is progressing a staged delivery of the site to the market. The Officers Mess forms a first phase of development, which it is anticipated, will lead to the future delivery of the remainder of the Barracks to the east.

HCA has now secured outline planning consent for the Officers Mess, dated 1st July 2016 (ref DOV/15/00260) for:

“ the erection of up to 64 residential dwellings, associated access, parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works (existing buildings and structures to be demolished).”

The outline consent has all matters reserved for consideration within a future Reserved Matters application/s. Accordingly, a detailed scheme of development has not been produced. However, parameters plans have been approved identifying areas for development, access and open space.

An indicative masterplan has also been produced to demonstrate how the parameters plan may translate in to a form of development that would meet the aspirations of the Council and deliver a market facing scheme that should be attractive to potential developers.

The indicative masterplan identifies a development of 64 dwellings comprising 2, 3 and 4 bedroom houses ranging from 2 - 3 storeys, delivered as a mix of terraced, semi-detached and detached units.

HCA has let a contract for the demolition of the whole site (including the Officers Mess). Demolition work completed in February 2017. HCA has also progressed studies to discharge a number of the pre-commencement conditions relating to Ecology, Archaeology and Site Investigation

Full details of planning application, works instructed and completed to date are available in the technical information pack available on request



Disposal Process

General

The whole Connaught Barracks site has now been announced as part of the HCA's Accelerated Construction Initiative. As such, having achieved outline planning consent for the Officers Mess, HCA are seeking to dispose of the site to a developer to secure delivery.

HCA's core objectives in achieving the outline planning consent and now disposing of the site can be summarised as follows:

- To enable the delivery, at pace, of a financially viable, distinctive residential led development that reflects the site's unique context;
- To provide a better quality and range of housing choice in Dover, thereby helping to broaden the appeal of Dover's housing market;
- To achieve a first step to help unlock the more significant opportunity provided by the balance of the Connaught Barracks site (the main barracks), that will help Dover to achieve its growth targets and ensure the economic and social regeneration of the area;

HCA is therefore seeking a developer that will take the development of the site forward, to:

- Secure a Reserved Matters consent;
- Discharge pre-commencement conditions, construct and deliver the development in accordance with the planning consent; and
- Take responsibility for all elements of delivery including security, branding, construction, marketing and sale of the development

The HCA will select the developer based on the qualitative and financial offers made in response to the Developers Brief. Developers should note the HCA's aims and aspirations are set out in detail in the Developers Brief. Any submissions not demonstrating that these can be met, will not be considered further.

Offers

Offers are invited by way of informal tender. Financial offers for the site are invited in a number of ways as below:

- Single Upfront Cash Payment
- Tranche Payment (instalments on prescribed dates/milestones)
- Deferred Payment (Build Now Pay Later either as a fixed lump sum or as a percentage of sales receipts)

Developers are also invited to present any further financial proposals for consideration by the HCA.

Where overage is proposed, the HCA expects fully worked examples of overage provisions to be included within the submission, both in respect of any revenue and/or planning overage.

Developers should clearly set out full details of their financial proposals including the timing and amount of any payments, whether estimated or exact amounts.

HCA is seeking financial offers for the Officers Mess site only.

Tenders, Evaluation and Submission

Offers are invited by way of Informal Tender

Details of the Tender Submission requirements and Evaluation Criteria are available as part of the detailed Developers Brief and technical information pack, available on request

Viewings can be arranged by appointment with the instructed agents only. Contact details over the page

Paul Wickenden

Tel: 020 3296 4035

paul.wickenden@cushwake.com

Hugh Milne

Tel: 020 3296 3165

hugh.milne@cushwake.com

HCA and Cushman & Wakefield give notice to anyone who may read these details as follows:

1. These details are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these details shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. Any photographs appearing in these details show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

