

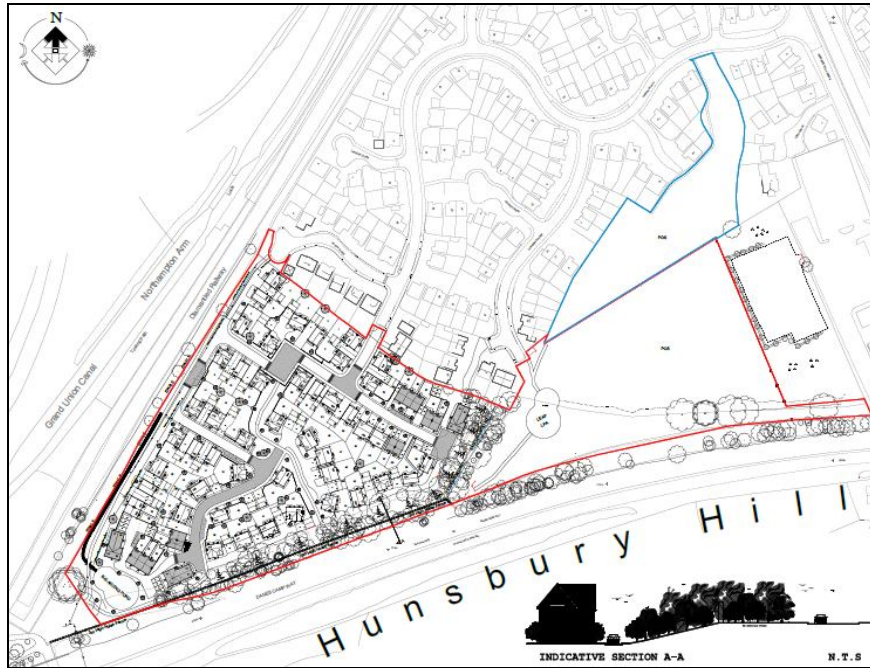
## Site at Hunsbury Hill Northampton

### Disposal Advice of 7.6 Acres Site for Residential Uses

**Client:** Homes & Communities Agency (HCA)

**Status:** Option Agreement completed and planning process completed

**Project Value:** In excess of £12 million



#### Project Description:

- HCA own a 7.6 acre site currently in agricultural uses. There is an existing ransom strip around the perimeter of the site and there is no existing road access.
- HCA have been approached by Bloor Homes who have an adjoining scheme, seeking to negotiate an option over the HCA site including the existing ransom strip.
- Thomas Lister were instructed to review options and negotiate an option on the best terms available in the market
- Identify an area of 1.05 acres which was unsuitable for residential uses and agreed the sale of this site to adjoining occupier, Phoenix IT.
- Having completed a review of option, to negotiate terms of option agreement with Bloor Homes.
- Acting for HCA in reviewing and approving development proposals and form of planning application.

#### Description Of Services Provided:

#### Key Achievements:

- A review of options for access were considered including discussions with the Local Highways Authority.
- Negotiation of agreements for the disposal of a landlocked site in two parts.
- Negotiation of an option which will bring forward early delivery of new housing to meet an identified need in the area.
- Maximising project value and provision of supporting valuation advice.