



FREEHOLD DEVELOPMENT OPPORTUNITY TO DELIVER MIXED USE SCHEME

Property Highlights

- Freehold Site owned by Cooper Tires
- Site Area – Approximately 68 acres (30 acres brownfield & 38.5 acres Greenfield)
- Located on the northern fringe of Melksham Town Centre
- Waterside Views
- Indicative masterplan shows 495 dwellings and 87,500 sq ft of commercial space on brownfield site
- Indicative masterplan shows 128 residential dwellings on greenfield site
- Offers will be considered on both a conditional and unconditional basis for all or parts of the Site.
- The landowner's preference is to sell the Site unconditionally as a whole but will consider selling the parcels separately on an unconditional or subject to planning (STP) basis.
- First round of bids will be due by **12 noon on 19 January 2024**.
- The objective of the landowners is to select a preferred purchaser by the end of **February 2024**.

For more information, please contact:

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Data Room access will be provided on request through C&W. Please contact Rob Adams.

Prepared on behalf of Cooper Tire and Rubber Company Europe Limited



Location & Description

The Site is largely split by the River Avon into two landholdings with two very distinct characteristics; the brownfield land extending to 30.45 acres (net) to the west of the River Avon (which houses the business's existing manufacturing operations) and the remaining 38.5 acres (net) of greenfield land located to the east of the river. We have split the Site into the following two opportunity areas, as identified in the adjacent plan:

- **Area A:** Brownfield land – the existing Cooper Tires facility, west of the River Avon
- **Area B:** Greenfield land – the fields/open space to the east of the River Avon

Area A is located off the A350 Beanacre Road at its northern junction with Scotland Road, which bounds the Site to the north (although there is a small parcel of land to the north of Scotland Road at its eastern end which is currently used as a car park). Bath Road runs along the southern perimeter, which leads to the A3102 Bank Street and Melksham town centre a short distance to the south. The River Avon bounds Area A to the east. There is also a small parcel of land (c. 0.17 acres) to the south of Bath Road ("Bakers Yard"), currently used as a car park by the existing operation.

The Site contains approximately 400,000 sq ft of commercial buildings, together with an individual residential dwelling and a Grade II listed building.

Area B has a singular point of vehicular access off the Lowbourn/A3102/ Forest Road roundabout in the south eastern corner of the Site. Residential and associated ancillary uses bound the Site to the east with the River Avon forming the western boundary. The Melksham Canal runs through this section of the Site, stemming from the River Avon.

River Mead School and YMCA Little Fir Tree Nursery are located along the southern boundary. King George V Park is located directly to the south of this and can be accessed via the Millennium riverside Walk (off Murray Walk) which in turn provides direct access to the town centre at the top of Bank Street south of the river.



Indicative title plan on next page



Land Ownership, Title, Tenancies & Licenses

Cooper Tires currently owner occupy the Site, but will vacate the Site on 30 June 2024.

Area A (Brownfield) extends to circa 30 acres and is within the freehold ownership of Cooper Tires (title number WT160753).

Abstraction & Environmental licences. Cooper Tires are currently in the process of undertaking works in order to relinquish the licences.

There are two sub-stations on site which are owned by SSE, a plan showing these sub-stations are included in the Data Room. We understand once Cooper Tire cease manufacturing (30 June 2024) SSE will remove the transformers, as they are obsolete.

Area B (Greenfield) extends to circa 38.5 acres is also within the freehold ownership of Cooper Tires (title number WT160753).

There is a public footpath across the Site at various locations which are highlighted within the Report on Title. C&W note that these footpaths do not impact the developable area of the Area B.

The public footpath known as Murray Walk splits the Site into Murray Walk North and Murray Walk South, is owned by Wiltshire Council. Located access to the south of Murray Walk is suitable via Lowbourne Road.

The bridge crossing over the River Avon to the north of Area A is owned by a private individual. Therefore, the bridge fall outside of the title and Cooper Tires are not responsible for it.

The Site is subject to a farm business tenancy agreement. The agricultural tenancy was granted in 2017 for a term of two years at a rent of £700 per annum. It's the sellers understanding that in order to terminate the agreement 12 months' notice has to be given on 24 March and therefore the earliest VP can be obtained is 24 March 2025.

A Summary Report on Title for the brownfield and greenfield land is included within the Data Room.



Planning & Listed Building

The Site is currently unallocated with the Wiltshire Local Plan.

Wiltshire Council published their Regulation 19 Local Plan for pre-submission in Q3 2023. It is at this stage draft site allocations are published.

The Local Plan Review is anticipated for adoption at the end of 2024. The Joint Melksham Neighbourhood Plan will form part of the development plan for Wiltshire Council.

The steering group for the Neighbourhood Plan is now looking ahead to the next iteration of the Plan, which will run from 2026-2036.

The Neighbourhood Plan is collating its evidence base for the review, this includes a report titled 'Melksham Town Centre Masterplan' which makes reference to the announced closure of the Cooper Tires Site (Area A) and consideration to the Site's redevelopment within the next plan period.

There is a Grade II Listed building on Site referred to as Avon House situated to the front of Area A. Photographs of Avon House are included opposite. A heritage report was undertaken by Donald Insall, which is included within the Data Room.



Front elevation of Avon House



Avon House and mid 20th century extension to west

Indicative Masterplan

A high-level site masterplan was prepared in 2020 by Chapman Taylor Architects (included in the Data Room) which indicated that the Area A is capable of delivering up to 495 residential dwellings, as well as up to 58,000 sq ft of new build commercial and 29,500 sq ft of commercial conversion of the existing Grade II listed building.

Area B is capable of achieving 128 residential units, which is also included in the Data Room.

Highways & Accessibility

A Transport Review has been undertaken by Hydrock which provides an overview of the current (and potential future) transport and accessibility situation at the Site.

This can be found within the Data Room.

Flood Risk

The majority of Area A & B are located within Flood Zone 2 & 3.

A flood risk survey and report is currently being undertaken by WSP and will be uploaded to the Data Room in due course.

This report has been provided to inform potential purchasers of likely constraints associated with flooding and drainage, and guidance on the scope of work that may be needed to address these issues.

Abnormals

A land remediation report has been undertaken and costed by Hydrock and verified by Gleeds, which is included within the Data Room.

A demolition costing report has been undertaken by Gleeds together with Wrings and is also included in the Data Room.

The purchaser will have to enter into the vendor's environmental indemnity. This is included within the Data Room and the bidder will need to confirm agreement.

Area A Masterplan



Area B Masterplan



Site Access

Access to the Site must be arranged through C&W, who will confirm requirements in relation to the appropriate safety clothing and footwear.

Proposed viewing days are included in the Bidder Key Dates and Information document within the Data Room.

Drone Footage taken in June 2021 is included within the Data Room.

Bases of Offers

Offers will be considered on both a conditional and unconditional basis for all or parts of the Site.

The landowner's preference is to sell the Site unconditionally as a whole but will consider selling the parcels separately on an unconditional or subject to planning (STP basis).

All bidders must fill in the bid pro forma included in the Data Room.

Proposed Program

First round of bids will be due by 12 noon on 19 January 2024.

The objective of the landowners is to select a preferred purchaser by the end of February 2024.



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- Cooper Tire and Rubber Company Europe Limited are not liable by way of contract, quantum, merit or otherwise for any work undertaken or costs incurred by any respondent in connection with the preparation, submission or assessment of any proposal;
- The respondent is responsible for independently checking and satisfying themselves as to the accuracy of the information provided.

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