

QUARRINGTON

Sleaford, NG34 8UR

OUTLINE PLANNING PERMISSION FOR 1,450 HOUSES
PLUS ANCILLARY COMMUNITY USES



Key Highlights

- Accessible location, within 1km (circa 0.6 miles) for Sleaford Town Centre
- Fully Serviced Site
- Parcel sales available from 50 units plus
- Coop Local Centre committed and due to open in August 2019

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Introduction

This SUE creates a new community south of Quarrington and has planning consent for the following:

- 1,450 dwellings
- Local centre incorporating 5 retail units with offices, healthcare, nursery, community centre and public house
- Care home scheme
- Two form primary school
- Open space
- Sports pitches
- Allotments

Our Client has the vision and expertise to deliver the infrastructure and supporting facilities on this Site to facilitate this development.

Sleaford Property Developments Limited has already entered into a joint venture with T. Balfe Construction Limited to develop the first phase of dwellings comprising up to 45 units creating an impressive gateway into the Site of executive and core market housing.

The Landowner is well progressed with an established housebuilder looking to deliver 420 units to the south of the scheme.

Additional serviced parcels are available providing for 50 plots plus.

CGI of the proposed street scene for Key Phase 1 below:



Actual images of the first phase of development:



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Description

The total Site is roughly triangular in shape and is situated to the south of London Road and Stump Cross Hill, and immediately south of Sleaford Town Centre. It forms a natural extension to the existing settlement and will form the new southern edge of Quarrington.

The Site is principally bound by residential dwellings and open flat agricultural land, with limited hedgerow and tree cover.

Aerial image of the Site below:



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Planning

The Draft Core Strategy for Central Lincolnshire has been jointly produced by North Kesteven District Council, the City of Lincoln Council and West Lindsey District Council and in partnership with Lincolnshire County Council. The draft document highlights Sleaford as a 'Primary Attractor' settlement, i.e. the focus for substantial local employment and can accommodate around ten percent of housing growth in Central Lincolnshire.

The Site forms part of a proposed strategic allocation of mixed use development to include 1,600 residential dwellings as well as appropriate employment opportunities, a neighbourhood centre, education and community facilities and infrastructure under Policy S7 of the Partial Core Strategy: Area Policies for Lincoln, Gainsborough and Sleaford.

Planning Permission

The Site received outline planning permission for residential development, new site access, open space and landscaping on 17 July 2015 (Planning Reference: 17/1355/VARCON) (enclosed in this Information Memorandum).

Affordable Housing

The Section 106 Agreement details the affordable housing provision should be apportioned as no less than the following percentages in Phases 2-4 of development, subject to the review mechanism:

- | | |
|-----------|-------------------------------------|
| • Phase 1 | 60 of a total 600 dwellings (10%) |
| • Phase 2 | 50 of a total 400 dwellings (12.5%) |
| • Phase 3 | 45 of a total 300 dwellings (15%) |
| • Phase 4 | 26 of a total 150 dwellings (17.5%) |

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Section 106 Agreement

A synopsis of the S106 costs are detailed below:

DESCRIPTION	
Healthcare Contribution	£430,000
Public Realm Improvements	£10,000
Primary School	£3,480,000
Secondary School	£100,000
Transport Contribution and related issues	£1,650,000
Public Open Space	£1,435,000
Public Open Space Maintenance	£330,000
TOTAL	£7,435,000

The Opportunity

Phase 1 will comprise up to 45 executive, core houses and bungalows, creating an impressive gateway entrance to the development.

Coop have secured the Local Centre on the development site and will be opening in August 2019. See CGI below.

The Indicative Sales Phasing Plan identified on page 6 highlights the next phases available to developers:

- Key Phase 4 approximately 2.7ha (6.7 acres) providing circa 100 units
- Key Phase 5 approximately 3.9ha (9.6 acres) providing circa 140 units
- Key Phase 6 approximately 19.4ha (48 acres) providing circa 700 units

However the phasing and unit numbers can be varied to suit interested parties and enable delivery of this scheme.

CGI of The Coop Local Centre:

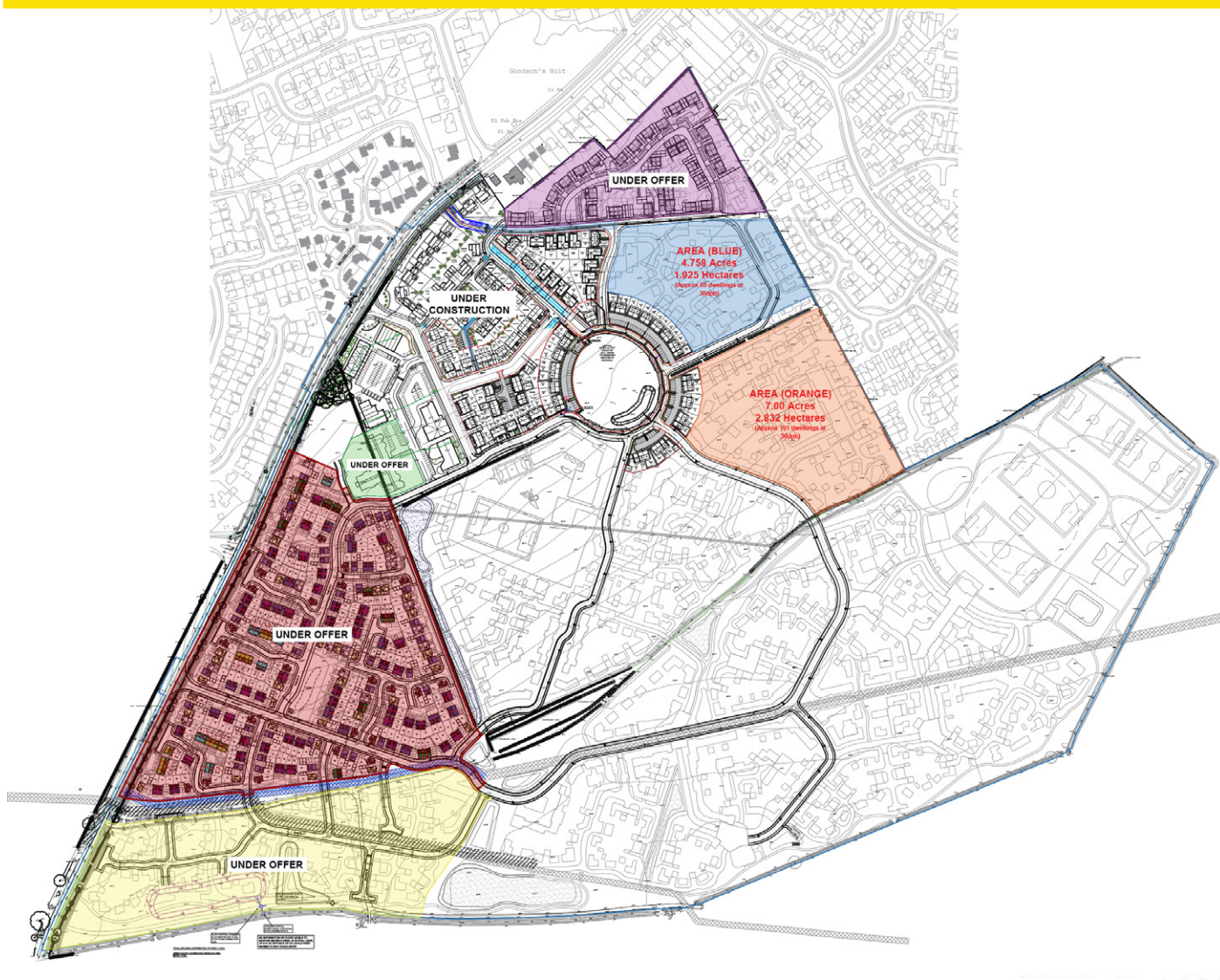


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Viewings

Access onto the Site is available strictly if agreed in advance with Savills. We recommend all interested parties view the Site in order to appreciate the setting and scale of this opportunity, ideally with Savills.

Please note that Savills and their Clients do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

Next Steps

We look to hearing whether this opportunity is of interest to you and discussing it in further detail.

Please contact the Agents:

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