



On the instructions of



**Potential Residential Development Site-Land and Buildings, Cross
O'Cliff, Bracebridge Heath, Lincoln
LN4 2HN**

#10583/2023G

Potential Residential Development

Land and Buildings, Cross O'Cliff, Bracebridge Heath, Lincoln, LN4 2HN



Agreement

For Sale



Detail

Potential residential development site (subject to planning) with wide ranging panoramic views southwards over the Vale of Belvoir, situated in popular village, around 3 miles south of Lincoln City Centre.



Price

Price on application



Size

Circa 4.75 hectares
(11.75) acres



Location

Lincoln, LN4 2HN



Property ID

#10053/2023G

For Viewing & All Other Enquiries Please Contact:



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Property

A substantial and particularly attractive site, incorporating two buildings formerly used as offices for various NHS Services and also a cricket ground occupied by Bracebridge Heath Cricket Club, by way of a lease. The site also comprises a Grade II Listed office building known as Cross O Cliff Court, which, in our opinion, would be suitable for conversion to residential (STP) and the vendors have produced indicative floor plans showing how this building could be laid out to provide 8 residential units. Full plans are available on request.

Those parts of the site suitable for residential development enjoy panoramic views southwards over the Vale of Belvoir and, in our opinion, would suit high quality residential development. The indicative scheme produced shows 22 further units, so the site in total could in the vendors view accommodate up to 30 residential units.

The site extends in total to circa 4.75 hectares (11.73 acres), which includes the cricket ground referred to above, let to the Bracebridge Heath Cricket Club. There is an adjacent building occupied by East Midlands Ambulance Service NHS Trust (EMAS) – not included in the sale, who enjoy right of way through the subject site.

The site has extensive mature trees throughout, which add considerably to the character and quality feel of the site.

Accommodation

The two buildings on site have the combined approximate gross internal areas:

Area	m ²	ft ²
Total GIA	3,354	36,102

Tenure

The properties are being sold predominantly with vacant possession on completion. There is a lease in place to the Bracebridge Heath Cricket Club over the Cricket Ground. This lease is in the process of being renewed. The salient points are as follows: The terms of this are as follows

Tenant - Trustees of the Bracebridge Heath Cricket Sports and Social Club
Lease Term - 15 year Contracted Out Lease to commence as soon as possible.
Rent - £1,425 per annum payable on 6th February every year.

There are three memorial trees (marked with plaques) in the formal garden adjacent to Cross of Cliff Court, which the vendors would want to see retained or relocated elsewhere within the site.

Information Pack

- Planning Pre-App Submission
- Design Statement
- Utility Report
- Asbestos Report
- Heritage Report
- Topographical Survey
- Flood Risk Assessment
- Bracebridge Heath Cricket Club Lease
- EPCs for the buildings
- Tree Preservation Orders

These surveys are being provided for information purposes only and interested parties will need to satisfy themselves as to the contents

Town & Country Planning

The vendors have undertaken a significant amount of planning work in advance of the marketing of the site and full details can be provided in due course. A Pre-app response will be available shortly once the vendors are in receipt of this from North Kesteven District Council.

As referred to above, one of the two existing offices on the site is Grade II Listed and there is a Heritage Report available in respect of this building. The remaining buildings on the site are not Listed.

Interested parties are advised to raise any specific planning queries with the Local Planning Authority, North Kesteven District Council.

Services

We understand all mains services are available to the site.

A full utility report is available on request as part of the information pack.

Please note that the adjacent office building occupied by EMAS shares a gas supply with the subject property. Therefore, any purchaser will need to arrange for the installation of a new independent supply to the EMAS building following completion of their purchase.

EMAS have service rights across the site.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Method Of Sale

The property is being offered For Sale by way of private treaty.

Whilst unconditional offers would be preferred, the vendors will also consider offers conditional upon the receipt of Planning Permission. Full details of the conditions attached to any offer must be submitted by the prospective purchasers at the point they submit their offer. The site will be sold subject to the standard NHS Property Services Clawback and Overage provisions, the details of which are available on request.

In the case of conditional offers, the purchasers will be required to exchange conditional contracts within 28 days of the receipt of the draft contract, at which point a 10% deposit will be payable.

The purchasers will then have 12 months within which to secure a satisfactory detailed Planning Permission for the scheme proposed on the site. This is to include the Judicial Review period.

Confirmation that the Planning Permission secured is a satisfactory one must be received within 10 days of the issuing of the Planning Notice by the LPA.

Guide Price

Price on application.



Location

The site is located at the top of Cross Cliff Hill in the village of Bracebridge Heath, which lies around 3.5 miles to the south of Lincoln City Centre.

The site enjoys panoramic views southward and westwards towards Newark on Trent and beyond. The village amenities within Bracebridge Heath are located a short walk to the south. These include 3 village pubs, 2 convenience stores operated by Tesco and the Lincolnshire Co-op, a pharmacy, post office, various takeaways, a doctors' surgery and primary school/ children's day nursery.

The eastern relief road extension, which was completed just over 2 years ago, provides access to all parts of the City Centre and, further south, to the A46 dual carriageway to Newark and the A1, lying around 18 miles to the south west.

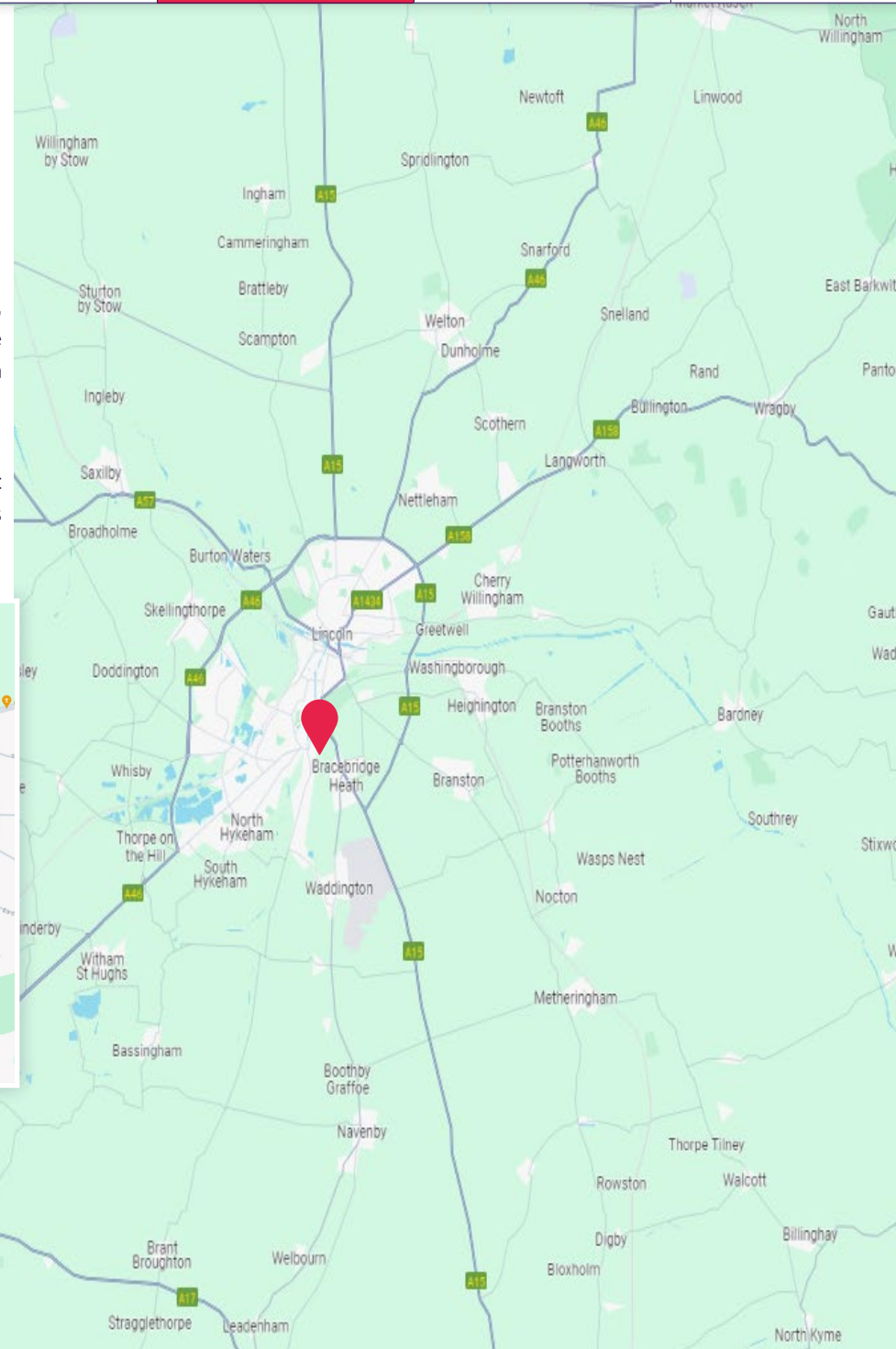
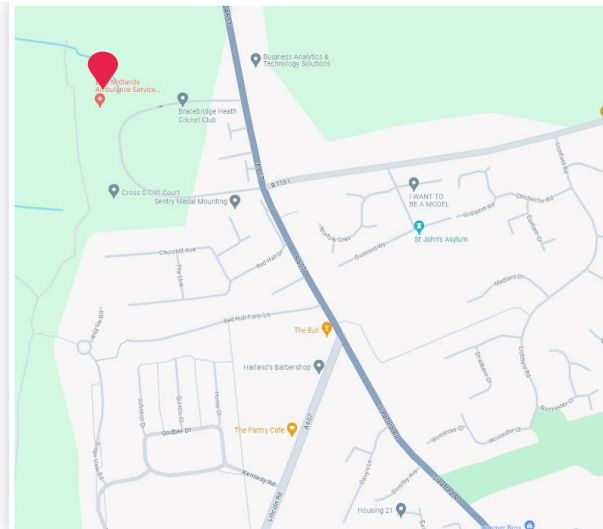
Lincoln is the administrative and shopping centre for the county of Lincolnshire, with a catchment of over 545,000 within a 20 kilometre radius.

The city is a well-regarded tourist destination, attracting over 4 million a year, predominantly visiting to view Lincoln Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

Lincoln is also a growing university city, with over 15,000 students based at the main University of Lincoln campus, just outside the city centre, generating over £250 million for the local economy.

The city enjoys good road links to the A1 at Newark, the M180 at Scunthorpe via the A15 and is on the East Coast Mainline with regular services to London King's Cross, taking around 1.5 hours.

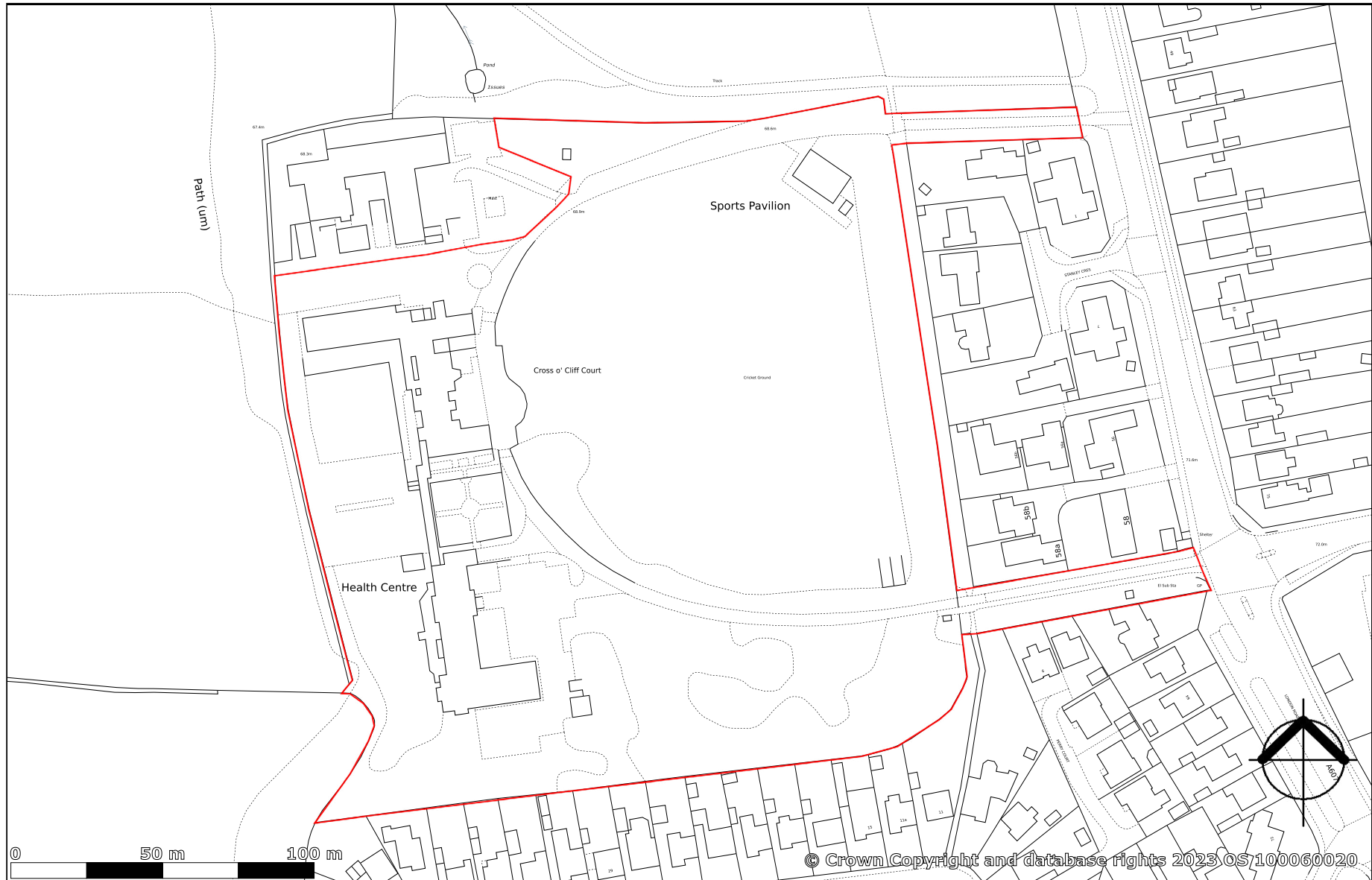
Lincoln is located around 40 miles to the north east of Nottingham, 40 miles south of Hull and 40 miles north of Peterborough.





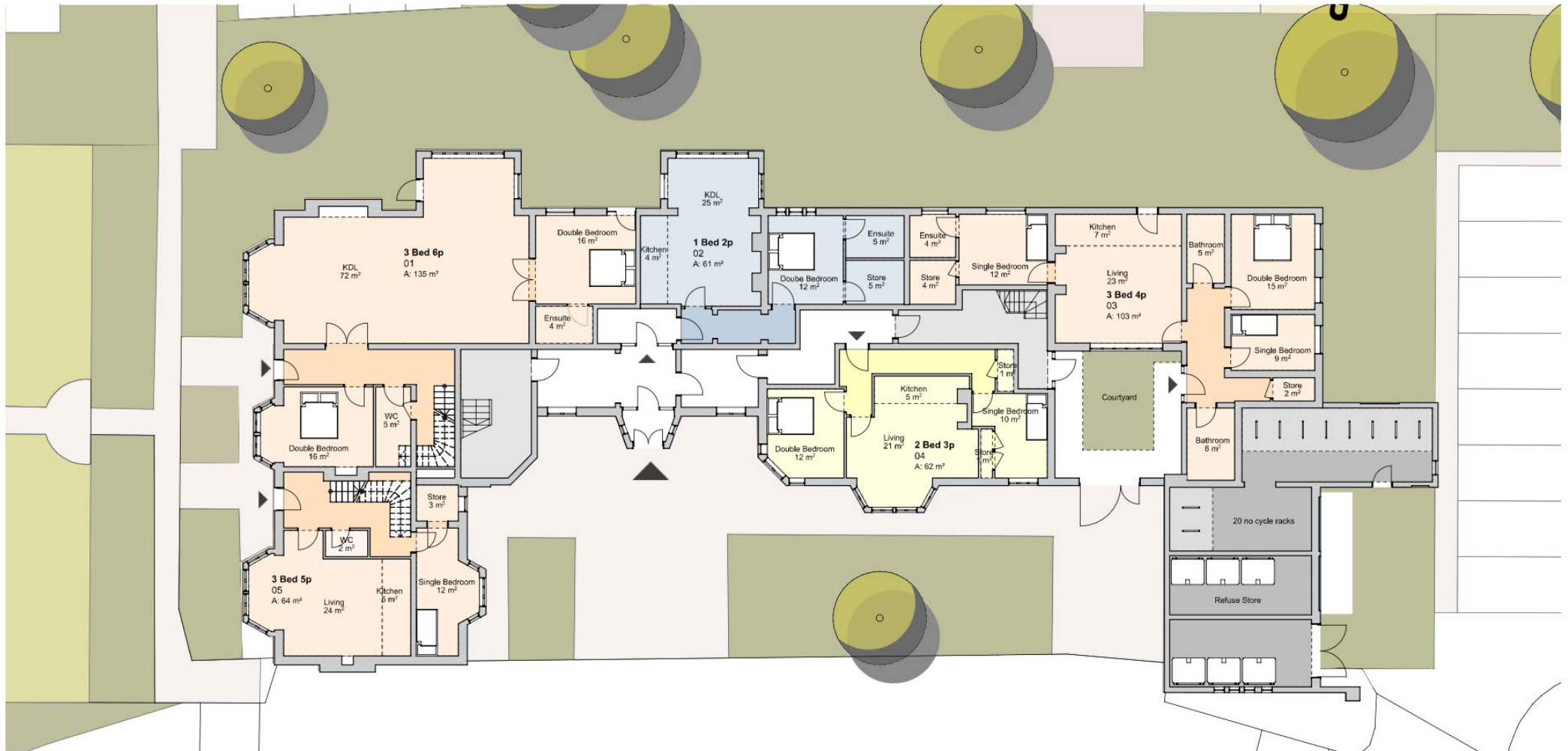


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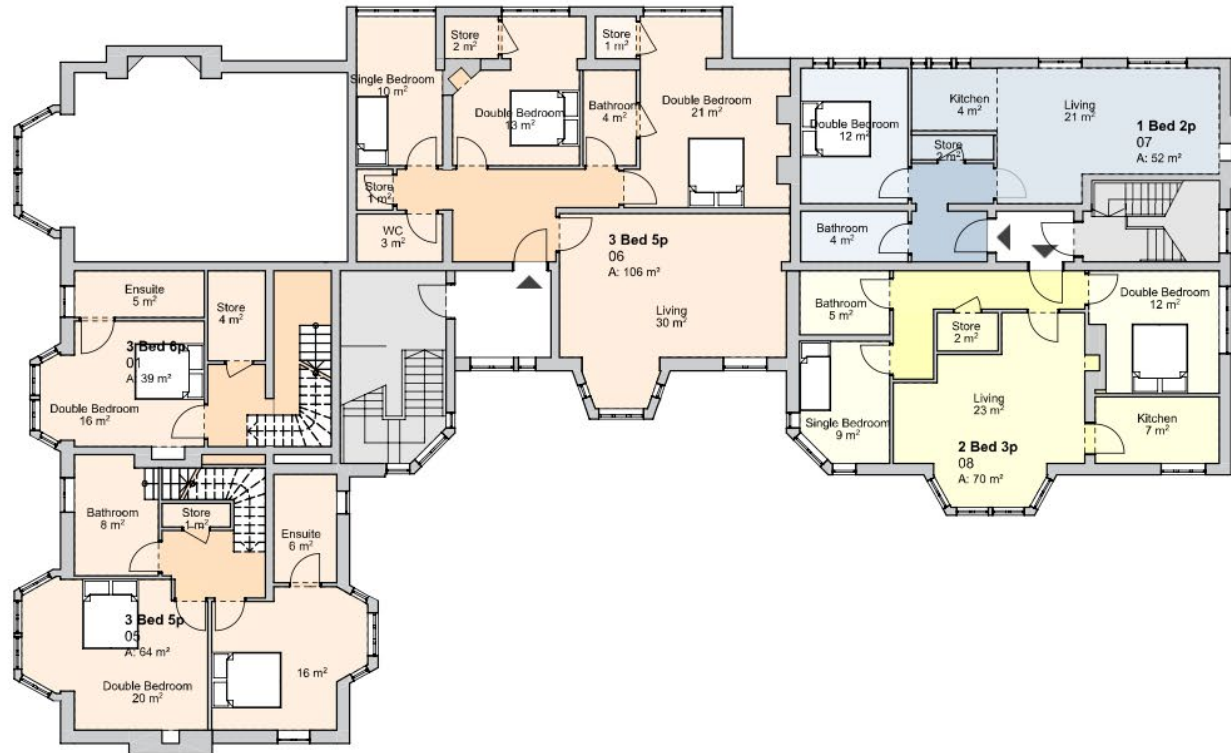


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Plotted Scale - 1:1,250



Proposed Ground Floor



Proposed First Floor

