



RESIDENTIAL DEVELOPMENT SITE LAND OFF STATION ROAD, BECKINGHAM

Rare opportunity to acquire an edge of village residential development site benefiting from outline planning consent for 15 dwellings.

Approximate site area 2.36 acres (0.95 hectares) subject to measured site survey.

Offers in the region of £900,000

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BROWN & CO

Property and Business Consultants

RESIDENTIAL DEVELOPMENT SITE, LAND OFF STATION ROAD, BECKINGHAM, DONCASTER, SOUTH YORKSHIRE,

LOCATION

The site is situated on the southern side of Beckingham, lying just off Station Road on the approach to the village.

Beckingham is conveniently located for commuting to surrounding centres of Retford, Gainsborough, Bawtry and Doncaster. From the A631 there are good road links to the wider motorway network with the A1M lying to the west of Retford. Both Retford and Doncaster have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford). Air travel is convenient via nearby Doncaster Sheffield International airport. Local primary schooling is available within the village and there are a variety of other secondary educational facilities in the area including Queen Elizabeth's Grammar School in Gainsborough.

DIRECTIONS

Approaching Beckingham from the south on the A631 from Retford. At the roundabout take the second exit onto Station Road and the site is immediately on the left.

DESCRIPTION

A residential development site with Outline Planning Permission for 15 dwellings. The consent provides for an adopted shared residential access way, new foot path and drainage details.

SITE AREA

Approximate site area 2.36 acres (0.95 hectares) subject to measured site survey

PLANNING

Conditional Outline Planning Permission was granted on 9 August 2019 with the proposal described as "Outline Application with Some Matters Reserved (Approval being sought for access) for six self-build plots, nine developer built dwellings, adopted shared residential access way, new footpath and drainage details" under Application No. 18/01491/RSB. In April 2020 a Non-Material Amendment was approved removing the 6 Self Build Plots from the application description under 20/00407/NMA. Bassetlaw District Council's Notices of Decision, s106 Agreement and supporting documents can be viewed on the local planning authority's planning portal

<http://publicaccess.bassetlaw.gov.uk/online-applications/18/01491/RSB> and 20/00407/NMA

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The notes accompanying the Planning Permission state the

Council are of the view Community Infrastructure Levy (CIL) is payable. CIL is payable by the buyer. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application. CIL is payable by the Buyer.

PLANS

The plans within these particulars are strictly for identification purposes only and will form no part of any contract or agreement for sale. Plans accompanying the planning application are available on Bassetlaw District Council's website as above.

TENURE AND POSSESSION

The land is Freehold and vacant possession will be given on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licenses, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not.

SERVICES

Whilst mains services are believed to be available within the vicinity of the site, purchasers are expressly requested to make their own enquiries as to the location, nature, specification, capacity and costs of connection.

VIEWING

Please proceed directly to the site at reasonable times of day.

FURTHER INFORMATION

Please contact Jeremy M Baguley MRICS at the selling agents' offices on 01777 709112.

HOURS OF BUSINESS

Monday to Friday – 9am to 5.30pm
Saturday 9am to 1pm.

This brochure was prepared in March 2020 and amended August 2021.

IMPORTANT NOTICES

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