



## RESIDENTIAL DEVELOPMENT OPPORTUNITY

35 BEACON HILL ROAD | NEWARK | NG24 2JH

- Approximately 0.48 acre (0.19 hectare)
- Implemented planning permission for 16 apartments
- All conditions are discharged, the off site commuted sum paid and no CIL is applicable
- All 16 units are market units - no affordable housing is required
- Site within walking distance of town centre and amenities

**Guide £380,000 | About 0.5 acres**

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## LOCATION

The historic market town of Newark is located approximately 16 miles south west of Lincoln, 17 miles north east of Nottingham and 13 miles north west of Grantham. The town is located at the junction of the A1, A46 and A17 and is situated on the East Coast Main Line railway. It is well known for its market, which is surrounded by attractive Georgian buildings. This, coupled with its Castle and strong reputation for antiques and antiquities, ensures it is popular with both residents and visitors.

The subject land is situated on the northern side of Beacon Hill Road at the corner of its junction with Cafferata Way. Newark town centre is located approximately 1 mile to the west and Newark North Gate mainline railway station, offering frequent direct services to London Kings Cross (fastest journey time of 1 hour 13 minutes), approximately a half a mile to the north west. Beacon Hill Road links with the A1 approximately 1 mile to the east.

## DESCRIPTION

A clear rectangular shaped site. To the north of the site, open grassy land slopes away towards Beacon Hill Office Park and Brunel Business Park, offering impressive views over Newark. The site is adjacent to Beacon Hill Day Nursery to the east. To the southern boundary of the site, several mature trees aligning Beacon Hill Road, which are to be preserved, provide a natural privacy barrier, whilst still allowing filtered views and sunlight into the site.

## SERVICES

We understand that mains water, electricity, gas and drainage are available for connection to the site. Interested parties should make their own enquiries of service providers.

## BUSINESS RATES

Description of the property

## VAT

The guide price quoted in these particulars is exclusive of VAT. At the time of preparation of these particulars (March 2017) we understand that the vendor has elected to charge VAT.

## PLANNING

Planning permission was granted following appeal (ref: APP/B3030/A/06/2030080) on 16 April 2007 for a new 16 apartment complex in accordance with the terms of planning application (ref: 05/02257/FULM) made to Newark & Sherwood District Council on 7 October 2005. The scheme provides for 19 car parking spaces. All 16 units are market units - no affordable housing is required.

All planning conditions have been discharged and the required off site

commuted sum paid. The planning permission has therefore been implemented (written confirmation of such by Newark and Sherwood District Council can be provided upon request). Please note that Community Infrastructure Levy (CIL) is not applicable.

Consented plans are attached to these particulars. Further details, including a copy of the s106, are available to interested parties upon request.

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## TENURE

Freehold with vacant possession upon completion. Easements, Wayleaves & Rights of Way The land will be sold subject to and with the benefit of all existing easements, wayleaves and rights of way.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

For further information or to arrange a viewing please contact sole agents Brown&CoJHWalter

## IMPORTANT NOTICES

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