



LAND OFF MANSFIELD ROAD, EDWINSTOWE, NG21 9RW

FOR SALE

- Outline Planning Consent for up to 50 dwellings
- A greenfield site with direct access off Mansfield Road.
- A suite of technical documentation and planning reports available.

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5.9 ACRES (2.39 HECTARES)

GUIDE PRICE: £3,000,000

BROWN & CO JH Walter

Property and Business Consultants

brown-co.com

INTRODUCTION

The site is located on the western edge of the village of Edwinstowe with road frontage onto Mansfield Road (A6075). The site is well located with good road access to Nottingham (20 miles), Mansfield (8 miles) and Newark (12 miles), and the Annesley Woodhouse junction onto the M1 (15 miles).

DESCRIPTION

The site is green field agricultural land, growing cereal, and root crops. It is an open site rising slightly to the north. The surrounding area is principally that of agricultural land particularly to the north and west behind which is Sherwood Forest and the Major Oak. To its eastern boundary is an existing housing through to which there will be pedestrian, cycling and emergency access onto Lintin Avenue and Thoresby Drive. The Planning Consent has been designed for the housing to be located on the first 2/3 of the site with landscaping and open space to the north overlooking the rural land to the north and west.

PLANNING

The site benefits from an outline planning consent for up to 50 dwellings from Newark & Sherwood District Council. The Planning consent was confirmed in the Minutes of the Meeting held on 15th March 2022. The Section 106 Agreement has been signed and summary headline details are below. For the Planning Portal of Newark & Sherwood District Council the Planning Application Reference Number is 21/02094/OUTM. In addition, a Data Room is to be provided by Brown & Co holding a number of supporting documents including:

- Document Register
- Planning Statement
- Drainage Strategy
- Transport Statement
- Travel Plan
- Heritage Statement
- Conduit Appraisal
- Tree Survey
- TOP and Utilities
- Geo Physical Survey
- Noise Survey
- HRA Screening
- Section 106 Agreement
- Letter of Reliance

For access to the Data Room please contact Shelly Jones on shelly.jones@brown-co.com.

SECTION 106 AGREEMENT

The Section 106 Agreement has been completed and a copy is in the Data room for inspection. The headline obligations are:

Affordable housing 30% with Affordable Rent @ 52% and Shared Ownership at 48%

Off-site contributions of an education contribution of £193,743 and a Library contribution £1,726

THE SANG

This obligation under the Section 106 Agreement is to create a managed area of land north of the site. The Vendor has submitted a Management Plan for approval. The vendor will manage this area of land and will comply with the obligations set out at Para 1.2 of Part IV to Sch 2 of the Section 106 Agreement by NSDC. The document must be approved before 75% of the dwellings have been occupied. A plan of the SANG can be found in the Data Room.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and other obligations, easements, quasi-easements, and all wayleaves, whether referred to or not in these Particulars.

METHOD OF SALE

The site is being offered for sale as a whole subject with the benefit of the Outline Planning Consent and with the benefit of vacant possession upon completion.

GROUND CONDITIONS

The documents within the Data Room include a Phase 2 Ground Report which confirms that strip foundations should be adequate for the site. This report can be assigned to the purchaser subject to the usual agreement.

LETTER OF RELIANCE

A list of the reports that the vendor will arrange for Letter of Reliance are listed in the Data Room.

ACCESS RIGHTS RETAINED

Rights of access to connect back into the site for the benefit of the development will be retained both from the north of the site and the west of the site. The seller will ensure that all necessary connection points for roads and services are suitable and adequate and all necessary covenants will be imposed to preserve the potential future development on the sellers retained land.

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.

VIEWING

To view the site please do so on foot only, and without damaging the crop. Please have a copy of these particulars to hand when visiting the site.

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IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Regulated by RICS. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB Registered in England and Wales. Registered number OC302092. A list of members is available for inspection at the Registered Office.

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