

Residential development land opportunity comprising 2.30 hectares (5.68 acres) with outline planning consent for up to 50 units. The land is a greenfield site, located in a prime Lincolnshire village, with excellent amenities and within Gramma school catchment area. The village is accessible to the A1 for commuting north and south and equi distant between the towns of Newark & Grantham for LNER rail services to London Kings Cross.

LOCATION



Long Bennington is a linear village located just off the A1, approximately 5 miles south of Newark and 7 miles north of Grantham in the South Kesteven District of Lincolnshire. The local town of Newark is a sizeable market town, with a residential population of 40,118 and Grantham 45,085. Both market towns have a range of National and independent retailers, supermarkets, banks, cafe's, bars, restaurants, leisure and sporting facilities.

The site is situated on the southern edge of the village and to the west side of Main Road. The Pastures, a popular housing estate adjoins the site immediately to the north, which comprises mainly detached residential housing. Open farmland adjoins the north and west boundary. A commercial vehicle yard adjoins the site to the south east.

TRANSPORT LINKS



The area is placed reasonably centrally within the United Kingdom and is highly accessible for many towns and cities. The village is well placed for access to the A1 for commuting south to Stamford (30 miles) and Peterborough (40 miles) north Retford (25 miles), Worksop (30 miles) and Doncaster (44 miles). The A46 for commuting to Nottingham (22 miles), Lincoln (23 miles) and Leicester (37 miles). The A52 is located 7 miles distant for access to the market town Bingham (12 miles) & West Bridgford (20 miles) to the west and Sleaford (20 miles) to the east.

There is good public transport links, including direct rail services to London Kings Cross, from Newark Northgate Railway Station & Grantham, with journey times of approximately 1 hour 10 minutes and to Leeds in approximately 50 minutes. Further East Midlands train services run from Newark Castle Railway Station to the cities of Lincoln and Nottingham. East Midlands Airport is located approximately 35 miles distant and Robin Hood Doncaster Airport is located approximately 40 miles distant. Regular bus services run locally through the villages and to the city of Nottingham.

LONG BENNINGTON VILLAGE LIFESTYLE

Long Bennington is a large village and is a highly desirable residential location, with an affluent population and sought

after village properties. There are an excellent range of facilities and amenities in the village, including a large Co-operative store, The Reindeer Public House, The Royal Oak Public House, Whittakers Bar & Restaurant, Sharricks Fish Bar, Cafe Sixty Two, The Blossom Tree Hair Salon and other local retailers. It is also well served by the Long Bennington Church of England Primary School, Ofsted rated "good". The village lies in the catchment area for the popular Grantham Gramma Schools, The Kings Boys School and Kesteven & Grantham Girls School. The village is well served by community services, including a large modern doctors surgery, village hall and sports facilities including a Football club, sports pavillion, tennis courts, bowls club and community facilities.

The area lies on the edge of the Vale of Belvoir, with nearby local landmarks including Belton House, Belvoir Castle and Southwell Minster.

THE SITE



The site area comprises 2.30 hectares (5.68 acres). It has a frontage to Main Road of approximately 40 metres, with an average depth of 190 metres, with an average width of the main part of the site of 100 metres. The site comprises one large field, currently used for agriculture. It has natural boundaries including established and mature hedgerows. The site is largely flat, with levels dropping to the south-eastern corner of the site.

PLANNING

Outline planning consent has been granted by South Kesteven District Council on (date) for the erection of up to 50 dwellings, application reference s20/0775.

All documents relating to this planning consent can be accessed through the data room, please contact the agents for further information.

S.106 AGREEMENT & AFFORDABLE HOUSING

The site is subject to a s.106 agreement and affordable housing content. Further details of this can be found in the data room.

Currently South Kesteven District Council has NOT adopted or implemented a Community Infrastructure Levy (CIL)

RANSOM STRIP & ACCESS POINTS

There is a retained ransom strip of 1 metre wide around the southern & western boundary of the land, the exact location of which can be seen coloured blue on the documents available in the data room.

Two access points will be retained by the current owners to the western and southern boundary (towards the A1). The developer will be required to make the access up to the field boundary.

PROPOSED ACCOMMODATION



The site has outline planning consent for up to 50 units. A proposed site plan has been submitted to the planning

department, providing a mixed scheme of 2 bedroom semi detached and terrace houses, 3 bedroom semi detached and detached houses and bungalows, 4 & 5 bedroom detached houses.

The gross floor area of the current scheme is circa 70,000 sq.ft (700 m.sq)

A more detailed breakdown of accommodation is available in the data room if required.

SITE INFORMATION

The following reports which have been commissioned by the seller are available from the agents via a data room.

- * Design & Access Statement
- * Tree Survey
- * Noise Assessment
- * Environment Agency report
- * Flood Risk Report
- * Highways Report
- * CCTV Drainage Report
- * Phase I Ecological Report

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JOINT AGENTS

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SERVICES

Mains water, electricity and drainage are all available in Main Road. Prospective purchasers should satisfy themselves through their own enquiries of the relevant local authorities, as to the availability, suitability and capacity of services to the site.

TENURE

The site is offered freehold, with vacant possession upon completion.

POSSESSION

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

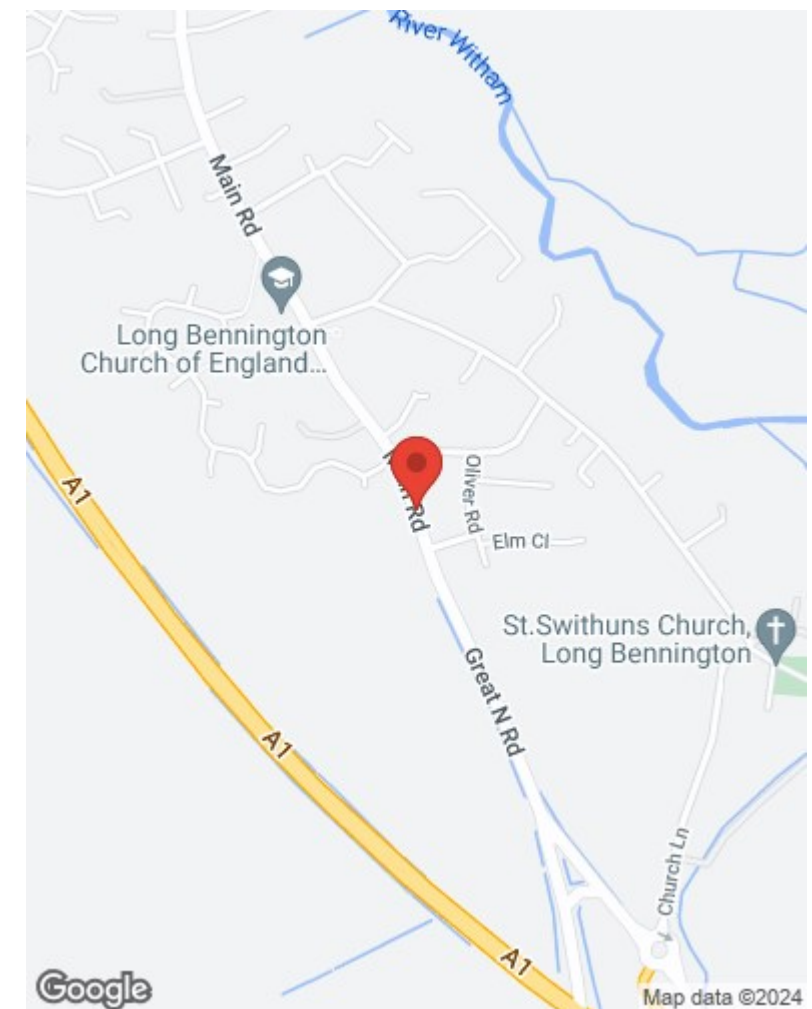
VAT

We are advised that VAT will/will not be applicable to the

sale price. This is subject to confirmation by the sellers solicitors.

VIEWING

Strictly by appointment with the joint selling agents.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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