

Land at Beck Lane, Skegby, Nottinghamshire NG17 3AH

GREENFIELD SITE OF c11.5 ACRES (4.7Ha)

BID DATE 31st JANUARY 2022 BY 12.00 NOON



- Situated on the north-eastern fringes of Skegby close to open countryside
- Potential for alternative uses subject to the requisite consents
- Consented scheme to the north and existing residential to the south

- Sustainable location with excellent transport connections
- Served by a range of amenities and community facilities
- Approximately 1.4 miles north-east of Sutton-in-Ashfield town centre

Executive Summary

The site comprises greenfield land that was last used for agricultural purposes situated off Beck Lane in Skegby. The property is bounded to the east by Beck Lane itself and agricultural fields to the north and west whilst residential properties lie to the south along Omberley Avenue.

Sutton-in-Ashfield town centre is situated approximately 1.4 miles to the south west and provides a mix of local retailers, service providers and major high street stores. There are also local facilities situated within easy walking distance along Mansfield Road including a number of convenience stores, a hairdressers and a pub/restaurant.

The site is in a sustainable location with pedestrian, cycling and public transport connections. A number of bus services stop nearby serving Sutton-in-Ashfield town centre, Nottingham city centre, as well as a number of local towns including Mansfield, Rainworth, Blidworth and Ravenshead.

The Sutton Parkway railway station is situated approximately 1.9 miles to the south and is accessible via cycling in c. 15 minutes. Sutton Parkway lies on the Robin Hood line and is served by East Midlands Railway with connections to places such as Mansfield, Nottingham, Hucknall, Bulwell and Kirkby in Ashfield.

The site also benefits from good road communications being within close proximity to the A38 which provides access to Junction 28 of the M1 to the south-west and Mansfield to the east.

Town and Country Planning

The site is considered to have potential for alternative uses including residential redevelopment. The land immediately to the north was granted planning consent for residential redevelopment in August 2019 (Permission V/2016/0569) and a Reserved Matters Application is currently under consideration (ref. V/2021/0089).

A planning appraisal for the subject site has been obtained by the Vendor and is available in the online information pack.

Local Planning Authority

Ashfield District Council
Urban Road
Kirkby in Ashfield
Nottinghamshire
NG17 8DA

Development Team Leader: Mick Morley
Tel: 01623 457538

Highways

Access is currently obtained via a field access from Beck Lane but it is considered there is the potential to obtain access from the adjoining adopted Omberley Avenue. A highways report has been commissioned by the Vendor and is available in the online information pack.

Online Information Pack

An information pack including the following is available online:

- Planning Appraisal
- Highways Appraisal
- Tender Documentation
- Title

Access to the information pack is password protected and available from the agents.

Tenure

The site is offered Freehold with Vacant Possession.

Offers

Offers are invited on a conditional or unconditional basis for the entire site by noon on 31st January 2022. All offers are to be submitted via www.eastmidstenders.org. Full details of how to access to the portal and formal document to be used are set out in the Invitation to Tender letter attached to the sales particulars and contained within the online information pack.

VAT

We understand that VAT will not be charged in addition to the purchase price, although this is subject to confirmation by the Vendor's solicitors.

Buyer's Premium

Please be advised that an additional payment of 2% of the sale price is to be paid by the Buyer to cover the Vendor's professional fees.

Viewing

The site can be viewed from the public highway and by walking the site at your convenience, but please notify the agent of any viewings.

Please note that Innes England and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit.

Craig Straw

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Ross Whiting

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Our Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

All enquiries



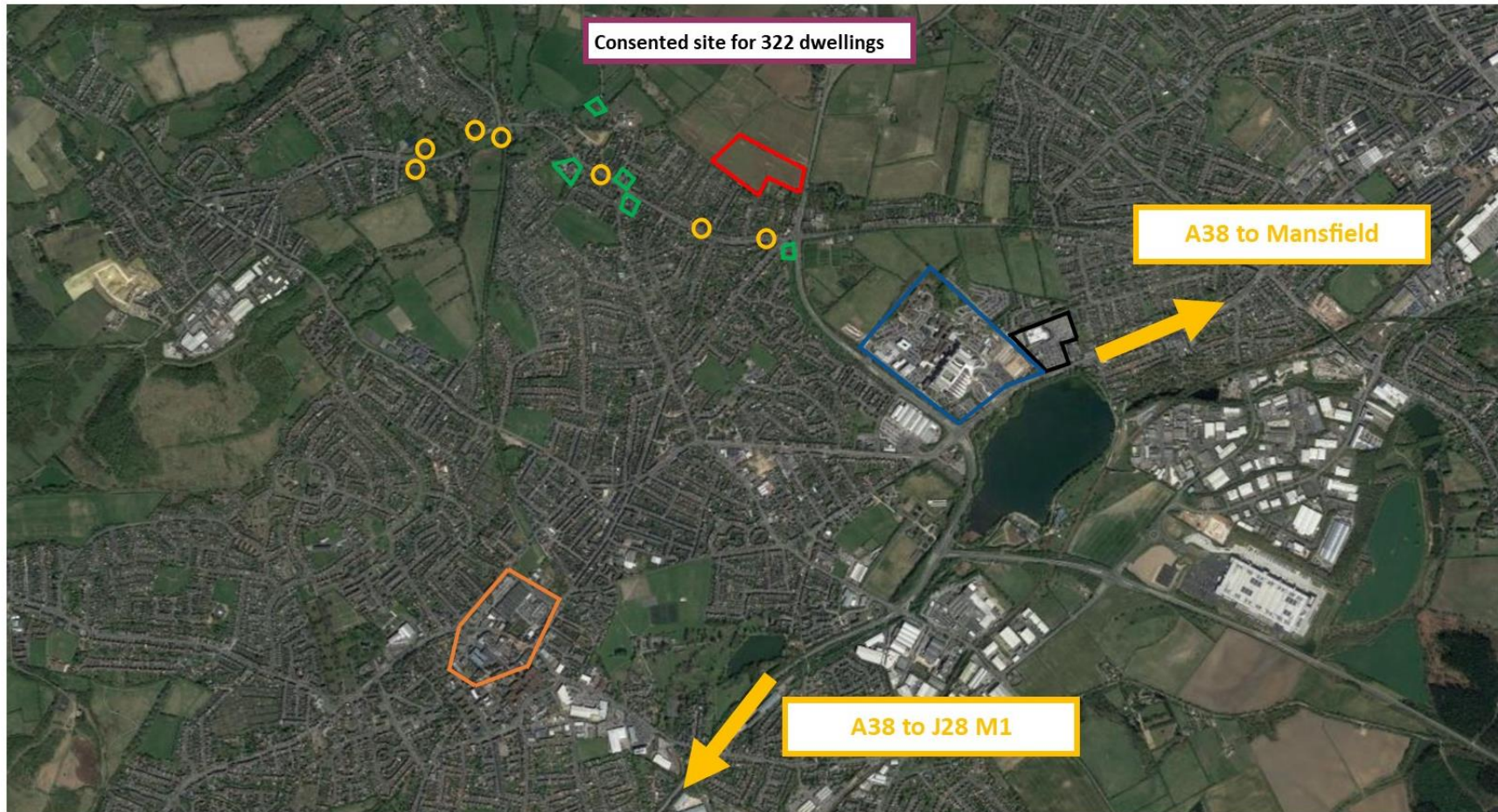
Craig Straw

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KEY							
Subject Property		Kings Mill Hospital		Sutton in Ashfield town centre		Bus Stops (141 line & 417 line)	
Morrisons		Local Amenities					

All enquiries



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Co-Op Food Store



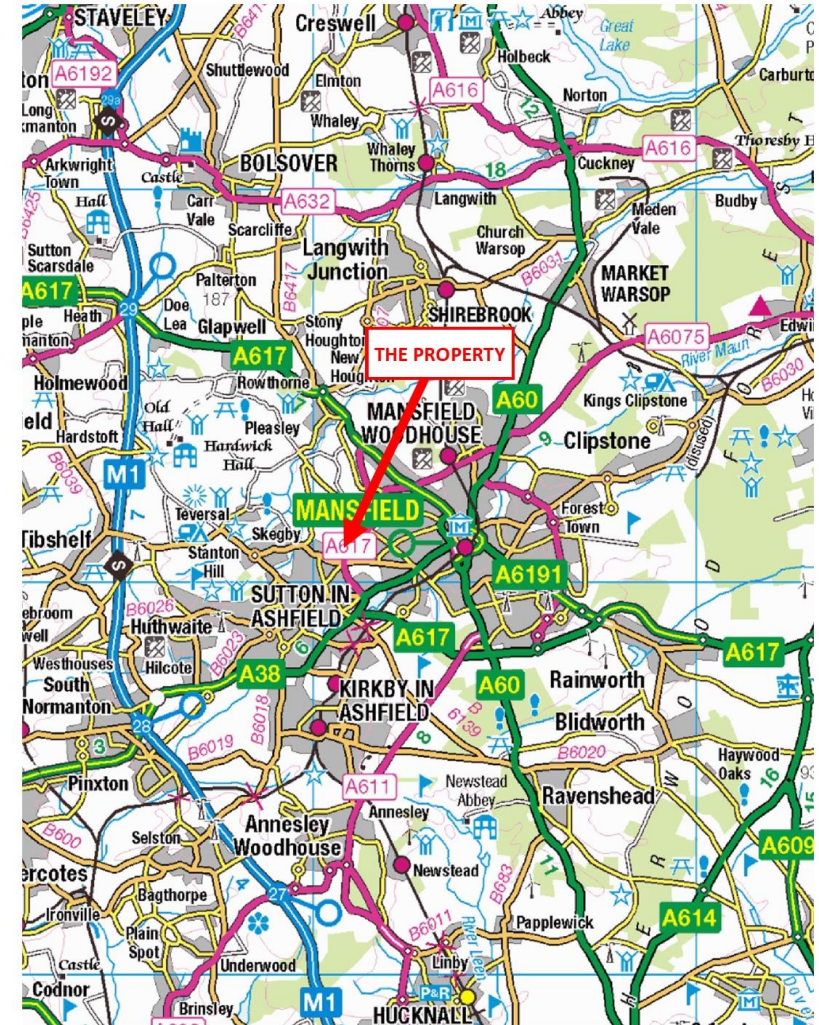
Petrol Station



Fox & Crown Public House



Kings Mill Hospital



Sat Nav: NG17 3AH

This plan is published for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643

All enquiries



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Innes England for themselves and for vendors or lessors of the property whose agents they give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or leases and do not constitute part of an offer or contract,
- (ii) all descriptions, referable to condition and necessary permissions for use and occupation are given without responsibility and any

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- (iii) no person in the employment of Innes England has any authority to make or give any representative or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive VAT.





November 2021
Our Ref: CS/CT

TO WHOM IT MAY CONCERN

Ref: Invitation to Tender: Beck Lane, Sutton in Ashfield

Thank you for your interest in the Nottinghamshire County Council's Land at Beck Lane Sutton-in-Ashfield, Nottingham.












The site is to be sold by Informal Tender and we are inviting Bidders to submit offers for the freehold interest in the property on the basis of the Terms of Sale document (on the electronic tendering system) on an unconditional, subject to contract only, or conditional basis (or both) in £s sterling which should be for a fixed amount and must not have reference to any other bid (i.e. 1% or £1 more than the highest offer). Bids will only be considered if:






-  Submitted via www.eastmidstenders.org
-  It is submitted using the 'Form of Offer' document on the electronic tendering system
-  Is in accordance with the tendering instructions provided
-  It is received by the date and time specified for receipt of offers

If you would like to confirm to us when this has been submitted, please email Craig Straw cstraw@innes-england.com

Closing date for offers 31st January 2022 at 12.00 noon.

Offers must include:

-  Identity of Purchaser including a summary of their track record and financial standing.
-  Offers are to be on the basis of the property as seen and outlined for identification purposes only in the sales particulars.
-  Confirmation of whether the bid is subject to board or any other further approval.
-  Details of how the purchase and scheme of development will be funded together with a letter from the funding source confirming the funds/facility is in place.
-  Details of the payments profile being proposed.
-  A programme for exchange of contracts and formal completion together with deposit arrangements, status, and level.
-  Any conditions of an offer should be clearly stated within the offer.
-  Any Technical assumptions made in formulating the offer.
-  If the bid is conditional a proposed programme for the development.
-  Contents of the Surveys and other reports that have been provided or obtained by the bidder.
-  Details of any further due diligence, if any, to be undertaken together with related programme.

-  Conditional offers should itemise any abnormal cost, section 106, CIL and affordable housing assumptions together with a masterplan of the proposed scheme.
-  A bidder may wish to include an overage agreement that offers to share proceeds over an expected GDV. If so the GDV and a suggested method of calculation are requested.
-  If the bid is supported by forward sales to operators such as affordable housing and / or PRS operator's, then please confirm the following:
 - a. Who these operators are
 - b. The payments agreed in principal or otherwise
-  The bidder's solicitor's details.
-  All bidders will be notified of the outcome of its offer (successful/unsuccessful) via a e-notification sent from the Portal and by follow up email.

Notice

1. Offers must be submitted before the deadline using the 'Form of Offer' document available on Nottinghamshire Country Council's approved electronic tendering system.
2. The electronic tendering system is accessed through www.eastmidstenders.org also known as ProContract. Bidders are required to register with the portal in order to submit an offer. Bidders will not be able to complete submissions unless the "Accept" button has been clicked for the Terms and Conditions of Tender. If you experience any issues with the system, and the [online help tools](#) cannot assist, please contact the Technical Support Team. [mailto: ProContractSuppliers@proactis.com](mailto:ProContractSuppliers@proactis.com).
3. Any offer received by the Council or the Agent outside of the approved electronic tendering system, late, not in the correct form or not containing the correct content may be rejected as non-compliant.
4. No offers will be accepted that include a rising bid or if linked to another bid or property. If such a bid is received the Council may reject such a bid as non-compliant.
5. Please note all offers will be reviewed by Nottinghamshire County Council but the Council, in its absolute discretion, is not bound to accept the highest or any offer.
6. Once bids have been received the vendor will enter a short period of clarification that may or may not include an interview. If bids are deemed to be close a further round, or rounds, of bidding may be requested to generate a preferred bidder to proceed to contract.
7. Each party to be responsible for their own legal costs.

Late Bids

The Council's approach to "late tenders" will vary depending upon the method of land disposal used and considered in the context of the individual circumstances at the time. Any "late tenders" received after the expiration of time for tendering, or which contravene any provision of the tendering conditions or instructions will only be opened with the authority of the Assistant Chief Executive after consultation with the relevant Lead Cabinet Member and be subject to The Councils overriding duty to obtain the best consideration that it can reasonably obtain (subject to any exceptions in the General Disposal Consent).

INNES ENGLAND

MAKE A GREAT DECISION

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Yours faithfully



Craig Straw

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