

Lodge & Lakes Development Opportunity

Thurlby, Lincolnshire

BROWN & Co


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Getmapping plc 2017.

Thurlby Lakes, Moor Lane, Thurlby, Lincoln

A stunning development opportunity which consists of circa 53 acres of land surrounded by a 130 acre lake. Full planning permission has been granted to provide high quality holiday accommodation in the form of 53 Mobile Holiday Homes and 48 Holiday Lodges which benefit from a 12 month consent together with a reception/managers unit. This planning was made live and confirmed by North Kesteven District Council.

Certain areas around the perimeter of the lake have received stone and gravel from the lake in order to provide all weather surfaced tracks whilst a 63 mm mains water supply is available on site and a 500 KVa 3 phase electrical supply is in place.

The property enjoys excellent access from the A1 and A46 yet provides an extremely tranquil and unusually secluded natural environment with delightful vistas that can only be truly appreciated from viewing the site.



Situation

Thurlby Lake is located just off the A46 which runs from the A1 near Newark on Trent to the City of Lincoln and then on to the East Coast. The nearby village of Witham St Hughes has good local amenities, including a public house, takeaways, primary school and a small supermarket. A wider range of facilities are found in the Cathedral City of Lincoln to the north west and market town of Newark on Trent to the West.

The location provides an ideal base for exploring the area including the historic City of Lincoln which boasts a magnificent Cathedral, Castle and Bailgate area as well as thriving City Centre. Further afield the Lincolnshire Wolds which are classed as an area of outstanding natural beauty (AONB) and offers some beautiful places to walk and explore along side the ever popular Lincolnshire Coast to the east.

Population

Estimates identify circa 18m people reside within 75 miles of the property.

Planning

Full planning permission was granted by North Kesteven District Council (ref: 13/0956/FUL) on 16th May 2014 for: Change of use of land for the sighting of 53 no. mobile holiday homes, 48 no. lodges and 1 no. Reception lodge. Existing lake to be used for non motorised water sports at land Off Moor Lane, Thurlby, Lincoln LN6 9QF.

The Local Planning Authority have confirmed that the planning consent has been implemented and a copy of that letter is available from the selling agents.

Further Development Potential

The vendors have assembled the site over a period of time The approved scheme covers land that they initially acquired to the east of the lake however, considerable further development potential is considered to exist both on this land and the remaining land areas These remaining areas of land and lake extending to approaching 90 acres in total are subject to a 50 % clawback provision expiring in January 2041.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Tenure & Possession

Freehold and for sale by private treaty.

Agent

James Mulhall
01522 504304
lincolnresidential@brown-co.com









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THIS DRAWING IS FOR THE PURPOSE OF OBTAINING PLANNING PERMISSION ONLY



Key

- Proposed caravan (No.53)
- Proposed car parking
- Proposed lodge (No.48)
- Proposed trees
- Existing trees
- Proposed planting
- Proposed road
- Existing planting
- Existing slopes
- Existing lake
- Existing pond
- Proposed pond
- Grass
- Lake shoreline
- Root protection area

Rev.	By	Notes	Date
D	AB	Lodges removed & renumbered	21/11/13
C	GJ	Site access to LCC specification.	17/10/13
B	GJ	Lodges and landscape amended in accordance with Local Authority Tree Officer comments	23/5/13
A	KG	Relocated lodges and amended landscape	16/01/12

rdc Robert Doughty Consultancy
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Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Client: H & S Roe & Sons Farms Ltd.

Project: Proposed Holiday Retreat, Thurlby.

Drawing title: Site Layout

Drawing No.	Rev.	Drawn
1027-1-SL01	D	KG
Scale: 1:2500	Date: 03/01/12	Checked

All measurements should be checked against on site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy.

0 20 40 60 80 100m

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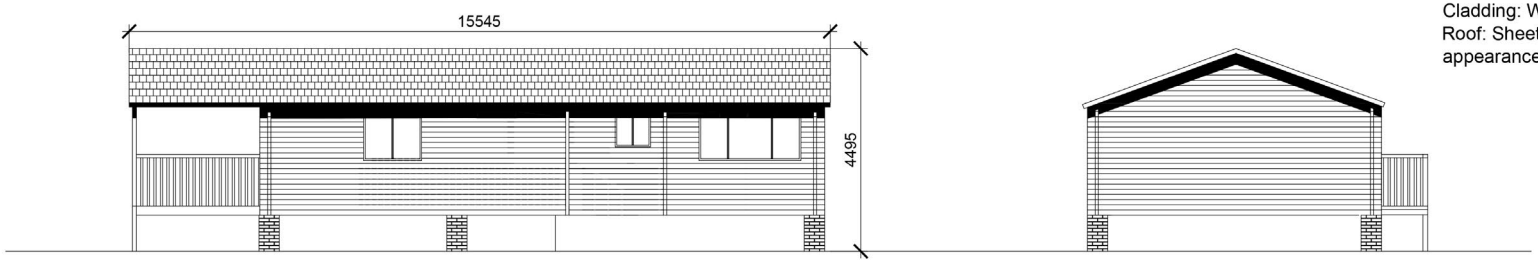


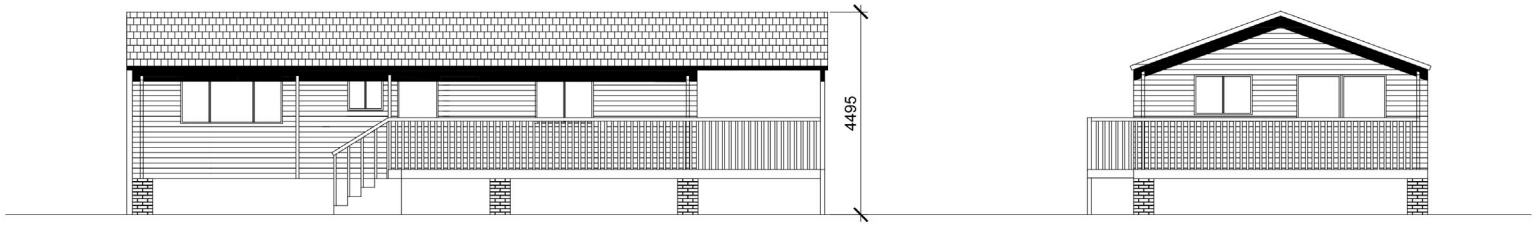


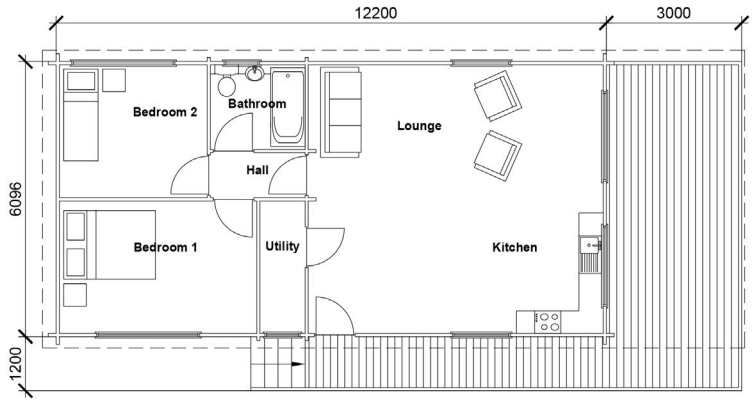




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Materials schedule

Cladding: Wood-look panelling
Roof: Sheet roof system with the appearance of terracotta pantiles

Rev.	By	Notes	Date

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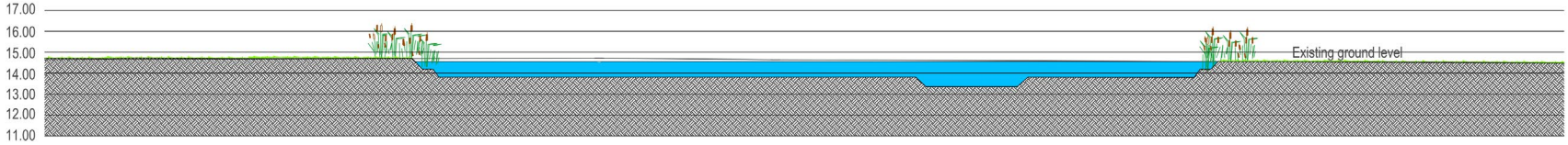
Drawing title: Typical Log Cabin Detail

Drawing No.	Rev.	Drawn
1027-01-03-DD01		GJ
Scale	**Date**	**Checked**
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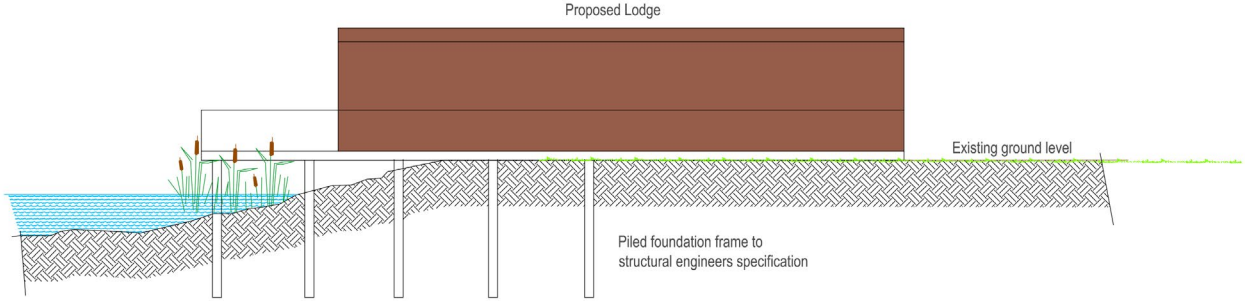
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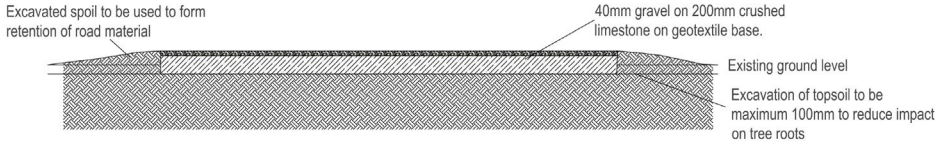
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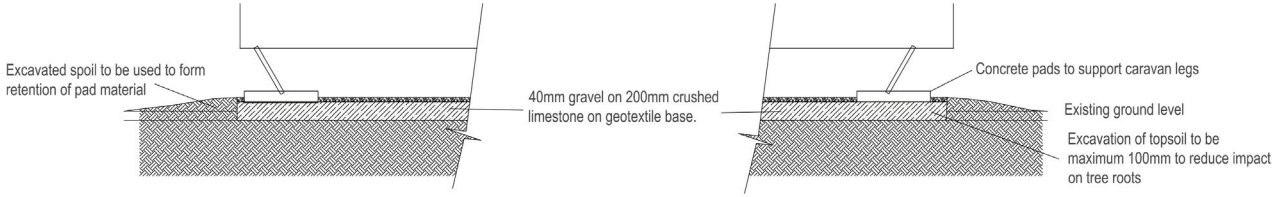
CROSS SECTION A - A OF PROPOSED POND 1 : 200



CROSS SECTION OF PROPOSED CONSTRUCTION DETAILS FOR LODGES 1 : 100



CROSS SECTION OF PROPOSED SERVICE ROAD 1 : 50



CROSS SECTION OF PROPOSED PADS FOR CARAVANS 1 : 50

Rev.	By	Notes	Date
A	GJ	Cross Section notation added	12-9-13

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Project:
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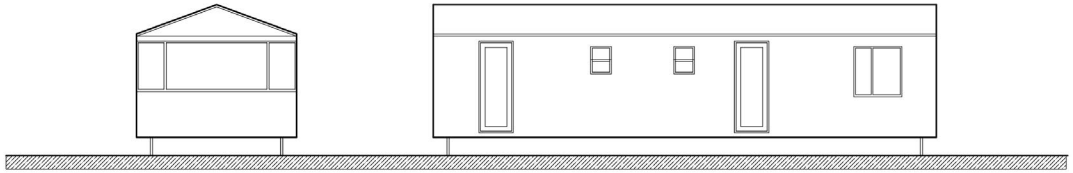
Drawing title:
Construction Details

Drawing No.	Rev.	Drawn
1027 / 01 / CD01	A	GJ

Scale	Date	Checked
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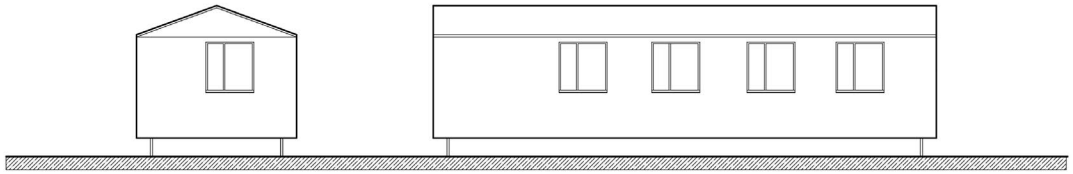
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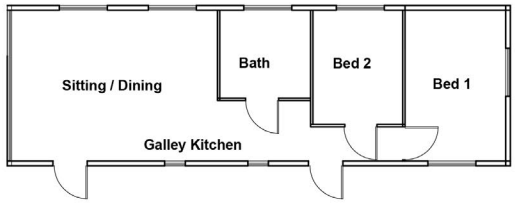
End Elevation

Front Elevation



End Elevation

Rear Elevation



Floor Plan

Rev.	By	Notes	Date

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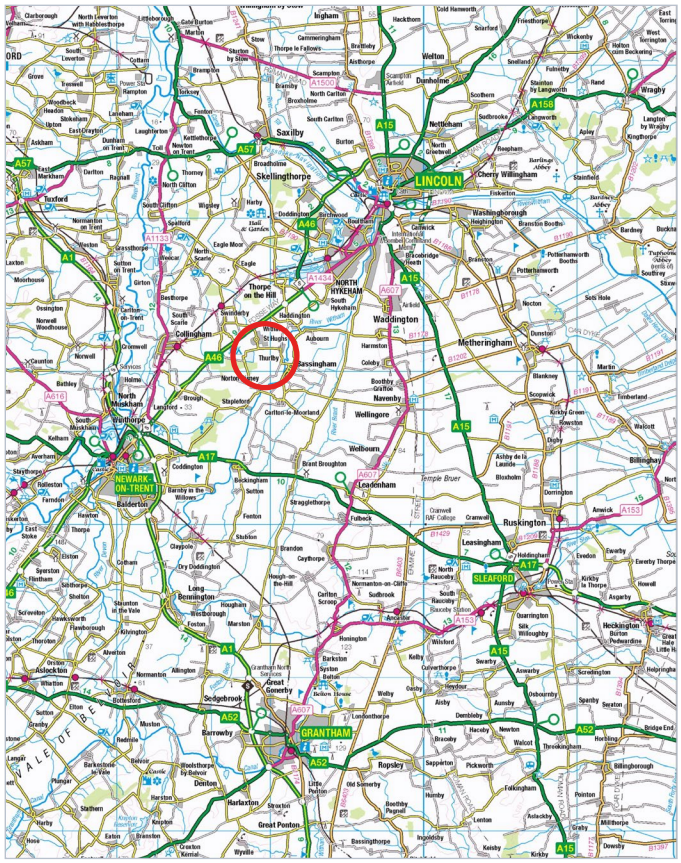
Project:
Proposed Holiday Retreat, Thurlby

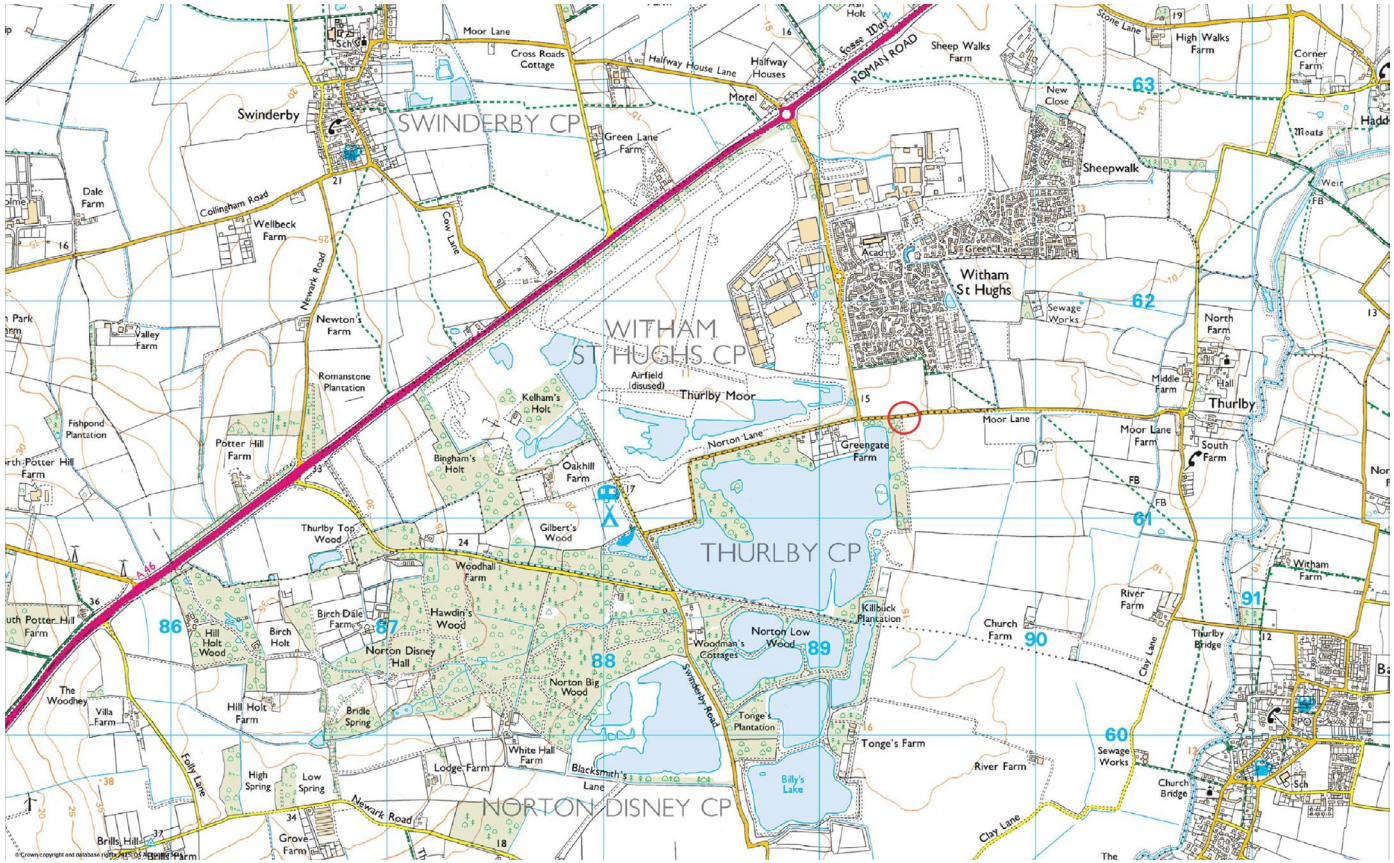
Drawing title:
Typical Caravan Detail

Drawing No.	Rev.	Drawn
1027-01-02-DD01		GJ

Scale	Date	Checked
1 : 100	14-08-13	

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Directions - LN6 9QF

From the A46/A1 Newark roundabout follow the A46 towards Lincoln. Then turn right to Witham St Hughes and proceed along Camp Road. Then turn left onto Moor Lane and the gated access can be found on your right.

https://what3words.com/breakaway.grinders.during

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