

FOR SALE

LAND OFF SPA ROAD, LINCOLN

Lincolnshire



Key Highlights

- Residential development site in the south east of the City of Lincoln
- The Site extends to approximately 5.71 hectares (14 acres) - subject to varying ownerships
- Significant development opportunity
- Outline planning permission for up to 330 dwellings
- Accessed off Broadgate leading to Spa Road
- Easily accessible via the A46

Lincoln - Development
1 Oakfield Road, Doddington Road
Lincoln LN6 3LH

01522 698888

lsh.co.uk

Nottingham - Development
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

0115 934 8000

savills.co.uk

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Location

The Site is situated to the south east of the City of Lincoln, accessed off Spa Road. The City of Lincoln lies approximately 19 miles (30.5 km) north east of Newark on Trent, and 40 miles (64.3 km) north east of the City of Nottingham, both accessed via the A46.

Lincoln is a Cathedral City comprising a large University campus for the University of Lincoln and a wide range of retail and leisure amenities. The historic sites of Lincoln Cathedral and Lincoln Castle are both situated within the Cathedral Quarter, which includes many independent retailers and boutique hotels. The City also comprises a vibrant Cultural Quarter housing the city's theatre and museums and England's oldest inland harbour, Brayford Waterfront. The Waterfront offers a selection of vibrant bars, restaurants, hotels and entertainment venues overlooking Brayford Pool.

According to the 2011 Census, the Non-Metropolitan District of Lincoln had a population estimate of 93,500 which has increased by 9.3% since 2001.

Description

The Site is located on Spa Road, Lincoln, and is bounded by the River Witham and the railway line. In total the Site extends to approximately 5.71 hectares (14 acres) and comprises a brownfield site, formerly housing the Spa Road Power Station.

To the north of the Site is Monks Road, a relatively dense residential area, comprising back-to-back Victorian era dwellings. The site is bound to the south by the River Witham.

Please note the yellow line on all plans identifies the planning boundary and does not identify the freehold ownership of our client. Details of ownership are available on the datasite and on page 3.

Town Planning

The Site has outline planning consent for up to 330 dwellings, with a requirement for 20% affordable housing and no additional S106 contributions.

Planning reference: 2016/0813/OUT

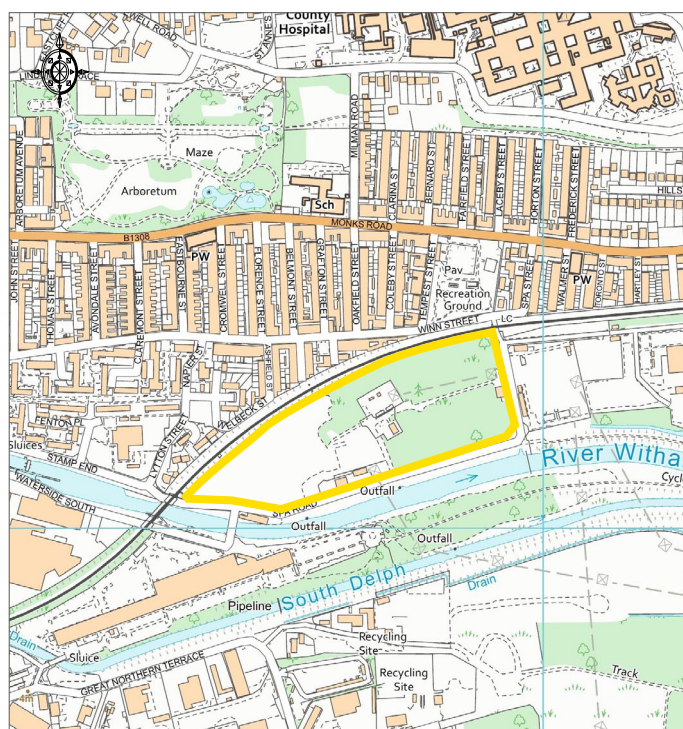
The supporting planning information is available to download from the Council's website or it is available from the Agent, upon request.

<https://development.lincoln.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OA-RAFDJFG0700>

The planning could be delivered in phases, with access and Phase 1 delivered from the south west of the Site. A plan detailing this is available on the datasite.



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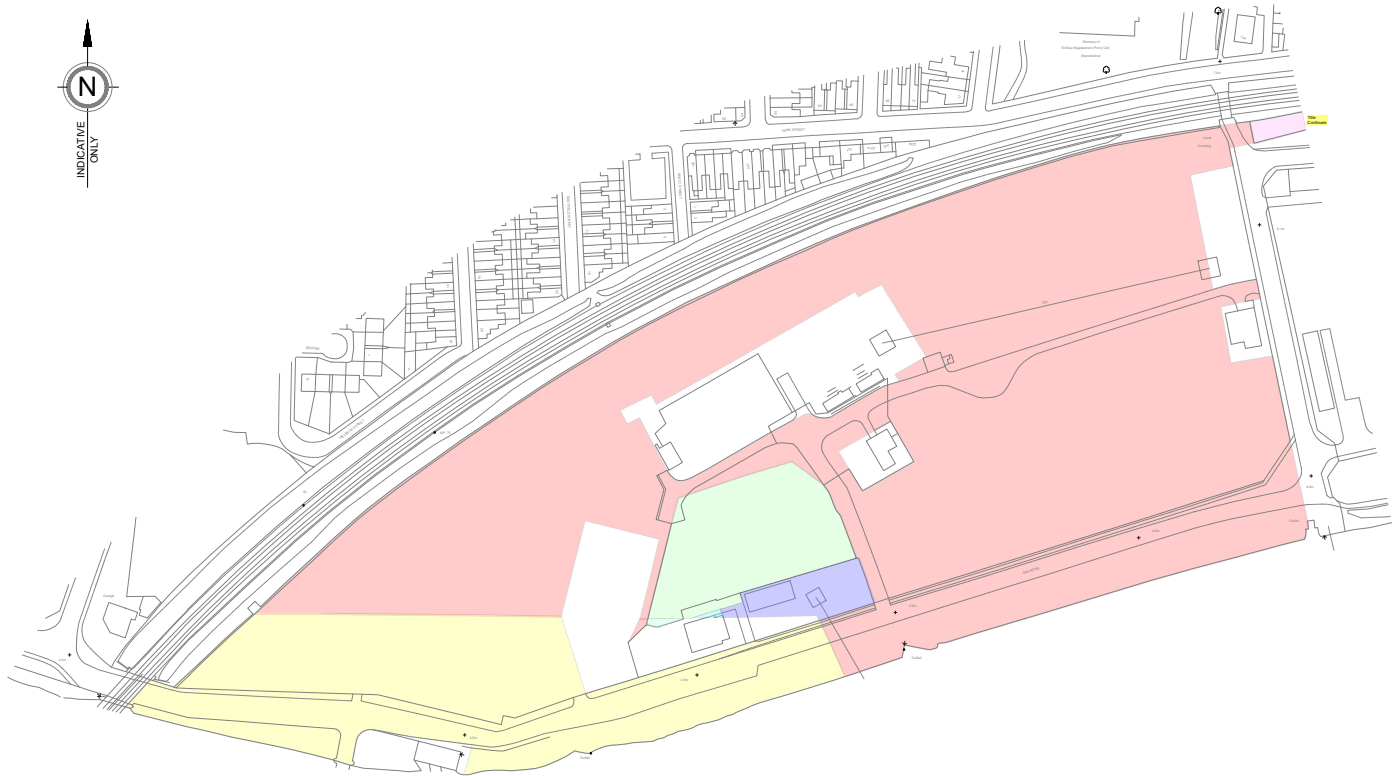


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OWNERSHIP PLAN



LEGEND:

- Title No: LL20359 (Freehold)
Proprietor - Countryside Properties Plc.
- Title No: LL20361 (Leasehold)
Freehold - Unknown
Leasehold - Countryside Properties Plc.
- Title No.s: LL28030 & LL28526 (Freehold)
Freehold - Land Under Option (Countryside Properties Plc.)
- Title No: LL283866 (Freehold)
Freehold - Land Under Option (Countryside Properties Plc.)
- Title No: LL154747 (Freehold)
Proprietor - Countryside Properties Plc.
- Title No: LL28144 & LL321870 (Freehold)
Proprietor - Countryside Properties Plc.
- Title No: LL20360 (Leasehold)
Leasehold - Countryside Properties Plc.

Datasite Information

All pertinent Site information is available on a dedicated website Hosted by the Client. The information can be found at:

https://cpplc365-my.sharepoint.com/:f:/g/personal/tracie_seals_cpplc_com/Eo0eH-AfY9ZGluPpLjaP4dQBwI19QLRHog_HTj_fCZItMA?e=RTnzjc

The following pertinent documents are available on the datasite (this list is not exhaustive):

- Design & Access Statement
- Masterplan Ecology Report
- Site Location Plan
- Phase 1 & 2 Site Investigation

Access to the datasite is available upon request.

Tenure

Our client's interest in this Site is held under a range of freehold, leasehold and options agreements. Please see ownership plan on page 3. Full title, leasehold and options details are available on the datasite.

Method of Sale

The Site is offered for sale by way of Informal Tender.

Our client is seeking unconditional offers for the land within their control with a purchaser taking responsibility for future negotiations on the land under option and in the ownership of Western Power and Eastfields Enterprises Limited.

The Informal Tender Deadline for offers is noon on

Friday 16 August 2019.

Offers should be made in writing, should not relate to any other offer and should include the following as a minimum:

- Confirmation of the offer level
- Confirmation the necessary resource and approvals are in place to facilitate exchange and completion by 30 September 2019
- Solicitors' details
- Payment profile and availability of funds

The informal tender pro forma is available on the data site and should be completed and submitted with any offer.

Please note that the Seller is not obligated to accept the highest offer or indeed any bid submitted during the marketing process.

Informal Tender Offers should be addressed to **Ann Taylor** at Savills Development Team, Nottingham and should be submitted in hard copy or via email to ataylor@savills.com and **Phoebe Clark** pclark@savills.com

Offers should also be sent to **Andrew France** at Lambert Smith Hampton and should be submitted in hard copy or email to afrance@lsh.co.uk

Viewings

Strictly by prior arrangement with the Agents. Please note that Savills/Lambert Smith Hampton and their client do not take any responsibility for any loss or injury incurred during site visits.



For illustrative purposes only - illustrative planning layout

Contact

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