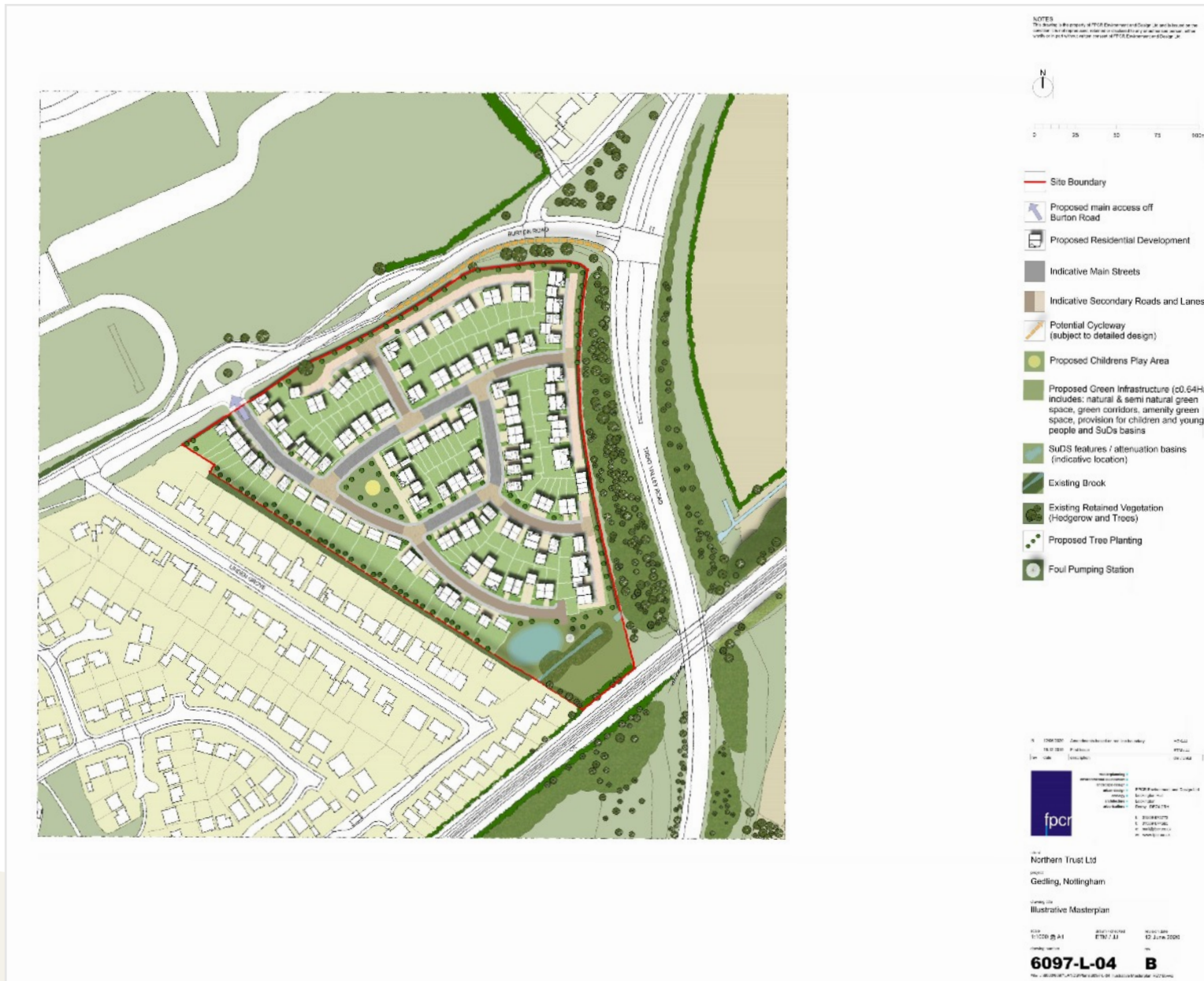




**Land off Burton Road**  
Gedling, Nottingham



# Land off Burton Road, Gedling, Nottingham





# Outline planning permission for up to 120 dwellings



**Land Off Burton Road, Gedling, Nottingham,  
Nottinghamshire**



**An opportunity to acquire an exclusive residential  
development site located in a popular Nottingham  
suburb.**

- Freehold sale by informal tender.
- Outline planning permission for up to 120 dwellings.
- Gross site area of 9.88 acres (4 hectares).
- Opposite the new Gedling Access Road.
- Close proximity to good/excellent rated schools
- Offers invited on both an unconditional and conditional basis (subject to planning).



**Luke Brafield - 07468 860 081**



[Luke.Brafield@fishergerman.co.uk](mailto:Luke.Brafield@fishergerman.co.uk)



[www.burtonroad-nottingham.co.uk](http://www.burtonroad-nottingham.co.uk)





# Land off Burton Road, Gedling, Nottingham



## Location

The site is located in Gedling, on the eastern edge of Nottingham. The land is owned by Midlands Land Portfolio Limited (MLPL) and promoted by Northern Trust.

The site is located immediately adjacent to the residential edge of Gedling with a population of approximately 6,817 (2011 census), whilst the urban area of Burton Joyce is situated to the north east.

Victoria Retail Park is within close proximity and provides an excellent retail and leisure offering. In addition to the services and

amenities in Gedling and Burton Joyce, the site is located 3.5 miles from Nottingham City Centre providing a broad range of facilities.

## Description

The majority of the site comprises a single field currently in arable agricultural use. In addition a small area of pasture lies in the southern corner of the site between a brook and railway line.

The rear boundaries of existing residential properties situated along Linden Grove form the site's western boundary. Properties

are set back behind back gardens, with a few mature trees and ditch present along the boundary.

The Colwick Loop Road (A612 Nottingham Road) defines the site's eastern boundary, with the road bridging over the Nottingham to Newark railway line. A roadside footpath/cycleway runs along the eastern side of Colwick Loop Road. The adjacent highway embankment is planted with woodland and tapers down to the junction with Burton Road. A hedgerow runs along the bottom of the embankment at the edge of the arable field. Burton Road defines the site's northern boundary. An existing roadside

# Gross site area of 9.88 acres (4 hectares)

hedgerow and ornamental trees are set back from Burton Road behind a grass verge.

Carlton-le-Willows School Academy is located to the north with grass playing fields and athletics track situated adjacent to Burton Road.

Gedling Access Road is being constructed north of the site, a new 3.8km road which will provide a link between B684 Mapperley Plains and A612 Nottingham Road, due to open in Autumn 2021. Further information is available at

[www.nottinghamshire.gov.uk/transport/roads/gedling-access-road](http://www.nottinghamshire.gov.uk/transport/roads/gedling-access-road)

## Planning

Outline planning permission for the erection of up to 120 dwellings and associated development (including public open space, engineering works, drainage, internal roads, paths and parking) with all matters reserved excluding access was granted at planning committee on 5 August 2020 subject to agreeing the Section 106 Agreement as per the planning committee report which can be found within the dataroom.

A copy of the draft planning decision notice and Section 106 Agreement will be made available in due course. Interested parties are encouraged to familiarise themselves with the specific obligations of the Section 106 Agreement which in summary are:

- Affordable housing of 20% is by way of the Section 106 Agreement:
  - 70% Affordable Rented and 30% Intermediate Housing.
- Education Provision - £453,625:
  - Trigger Point - 50% prior to first occupation of the development. Remaining 50% prior to occupation of 50% of the development.
- Primary Healthcare - £65,025:

- Trigger Point - Prior to first occupation of the development.
- Open Space Maintenance - £114,525.60:
  - Trigger Point - Prior to occupation of the last market dwelling. However, there is the option for the open spaces to be transferred to a management company thereby removing the need for any maintenance contribution.
- Bus Stop - £20,000:
  - Trigger Point - Prior to the first occupation of the development.
- Library - £4,228:
  - Trigger Point - Prior to the first occupation of the development.

It will be the responsibility of the Purchaser to fulfil the obligations under the Section 106 Agreement and to indemnify the seller and promoter against any future costs or liabilities.

## Community Infrastructure Levy (CIL)

The site falls within Gedling Borough Council CIL Charging Zone 2 where the CIL rate is £58.71 per square metre (rate applicable from 1<sup>st</sup> January 2020) for residential development.

## Sale pack

A comprehensive pack of planning and technical information is available for download via:

[www.burtonroad-nottingham.co.uk](http://www.burtonroad-nottingham.co.uk)

For log in details please contact Matthew Handford, see contact details overleaf.

## Letters of Reliance

The Promoter will provide the Purchaser with the Letters of Reliance for the external reports and surveys provided in the sale pack.

## Schools

The site is located within close proximity to the following schools:

- Willow Farm Primary School (Ofsted rating 'Outstanding'): approximately 1 mile from the site.
- Priory Junior School (Ofsted rating 'Good'): approximately 1.5 miles from the site.
- Carlton le Willows Academy (Ofsted rating 'Good'): approximately 1 mile from the site.
- Redhill Academy (Ofsted rating 'Outstanding'): approximately 4.5 miles from the site.

## Overage

Interested parties are required to submit terms for Overage if the scheme exceeds 120 dwellings and an agreed total floor area. If the level of affordable housing reduces below 20% of the scheme then a payment per dwelling will be added to the purchase price for each dwelling converted from affordable to market dwelling.

## Water Efficiency

It is the Vendor's preference that the purchaser commits to built houses that meet the Severn Trent water efficiency target of 110 litres per day. There is a discount available to the water connection infrastructure charge for meeting the efficiency target.

## VAT

The site is elected to tax and so VAT is payable on the Purchase Price.

## Tenure

The site will be sold Freehold, with vacant possession provided on completion.

## Rights of Way, Wayleaves and Easements

The Property is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in this brochure.



# Land off Burton Road, Gedling, Nottingham



# Located in Gedling, on the eastern edge of Nottingham



## Land Promoted By

Northern Trust Co Ltd  
Ackhurst Park  
Foxhole Road  
Chorley  
Lancashire  
PR7 1NY

John Tootell  
T: 07766 602091  
E: [jtootell@northerntrust.co.uk](mailto:jtootell@northerntrust.co.uk)

## Viewings

At any reasonable time by appointment with the sole selling agent.

## Method of Sale

The site is to be sold by informal tender with purchasers invited to submit offers in writing using the Offer Proforma provided and in accordance with the timetable set out in the covering letter.

Particulars prepared in October 2020.

## Local Planning Authority

Gedling Borough Council  
Civic Centre  
Arnot Hill Park  
Arnold  
Nottingham  
NG5 6LU  
T: 0115 901 3901

## Plans, Schedules and Boundaries

The Plans and Schedules within these particulars are based on ordnance survey data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed. The Purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries or the ownership thereof.

## Further details

Sole Selling Agents:

Luke Brafield  
T: 07468 860081  
E: [luke.brafield@fishergerman.co.uk](mailto:luke.brafield@fishergerman.co.uk)

Matthew Handford  
T: 07468 860086  
E: [matthew.handford@fishergerman.co.uk](mailto:matthew.handford@fishergerman.co.uk)

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Particulars dated October 2020. Photographs dated July 2020



## Approximate Travel Distances



## Locations

- Nottingham City Centre - 3.5 miles
- Derby - 20 miles
- Leicester - 32 miles
- Lincoln - 35 miles



## Nearest Stations

- Gedling & Carlton - 1 mile
- Nottingham - 5 miles - direct train to London St Pancras International within 1 hour 40 minutes.



## Nearest Airports

- East Midlands - 17 miles



