

**Lees Lane,
South Normanton
DE55 2AD**

Residential development opportunity

The opportunity.

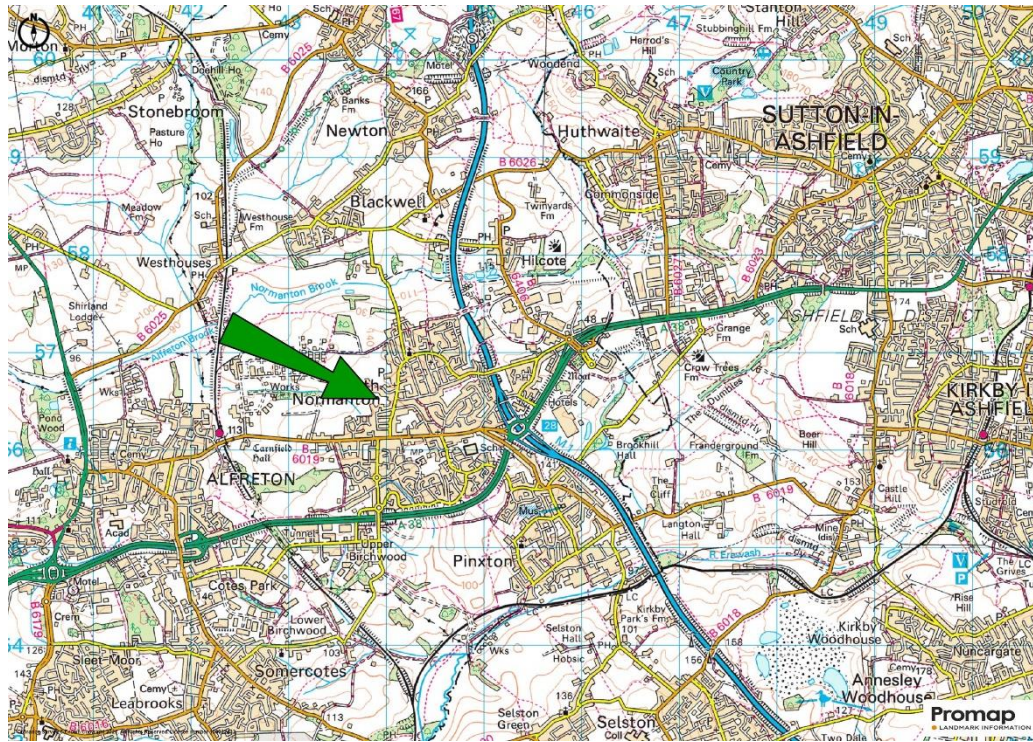
Land at Town End farm, Lees Lane, South Normanton, Alfreton DE55 2AD

A prime residential development opportunity in the popular Derbyshire village of South Normanton, surrounded by green open space, close to local amenities and schools and conveniently located near to Junction 28 of the M1 motorway.

The site which extends to approximately 4.5 acres, offers an excellent opportunity to create an attractive housing development adjacent to open green space but close to local amenities and with excellent transport links.

- ◆ **Approximately 4.5 acres (1.8 Ha)**
- ◆ **Outline Planning Granted for up to 48 houses**
- ◆ **Attractive greenfield location**
- ◆ **Close to schools and local amenities**
- ◆ **Detailed technical pack available**
- ◆ **Signed S106 agreement in place**





Location

The site lies within the Derbyshire village of South Normanton close to the town of Alfreton, approximately 12 miles south of Chesterfield and approximately 16 miles north of both Derby and Nottingham, meaning it is well placed as a commuter location. Alfreton Train station is approximately 1.5 miles from the property and provides direct services to Nottingham within 25 minutes and Sheffield in just under 30 minutes. Junction 28 of the M1 is five minutes by car and there are regular bus services to Mansfield and surrounding towns. South Normanton offers a range of local amenities and services and has a number primary schools and several secondary schools within a 2 mile radius.



25 mins
Nottingham



30 mins
Sheffield



5 mins
M1 Motorway

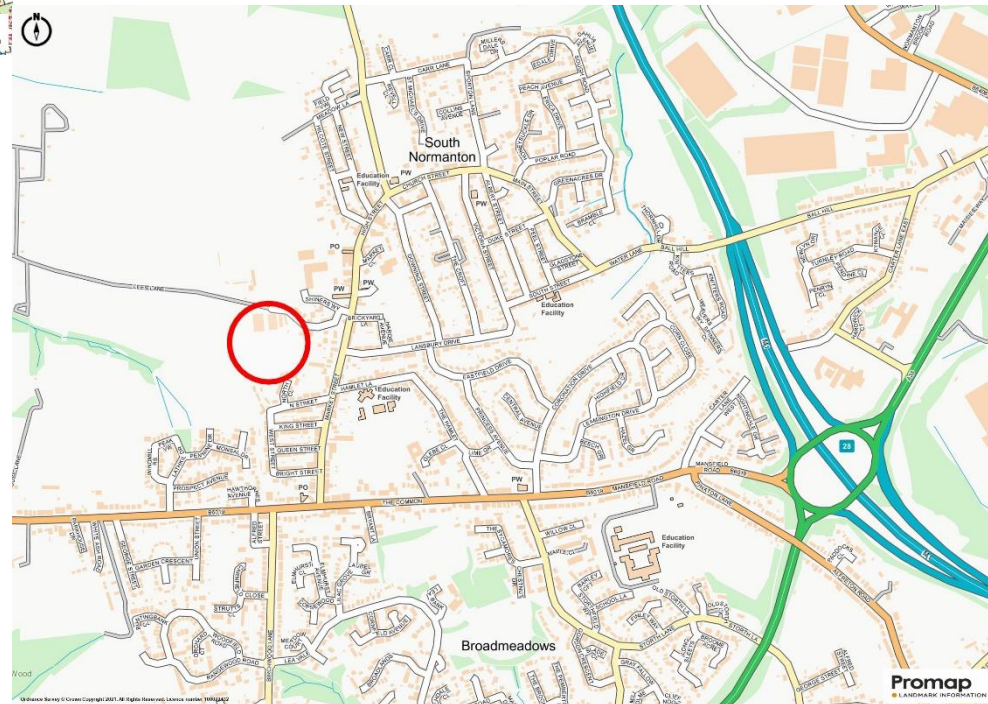


35 mins
East Midlands
Airport

Site Description

The site which extends to approximately 4.5 acres (1.8 Ha) is in general relatively level and is bound by Lees Lane at the north, which only serves the proposed development, adjacent sports club and a small number of existing dwellings. To the south and east are existing residential dwellings with open countryside to the west. The former agricultural buildings which occupied the northern part of the site have recently been demolished and there are currently two mounds located on site, consisting of demolition material (broken up brick and concrete). The remaining area and majority of the site comprises general grazing land with a number of hedges and trees at the boundaries.

A number of surveys have been carried out as part of the successful planning application including intrusive surveys as part of the coal mining risk assessment. All technical surveys have been made available on the dataroom access to which can be made available to interested parties.



Town Planning

The property sits within the jurisdiction of Bolsover District Council and was granted outline planning consent for residential development (up to 48 dwellings) on 21 May 2021. Planning reference no. 20/00185/OUT. A reserved matters application is to be submitted within three years of the consent date.

The layout provided in these particulars is indicative only as one interpretation of a possible scheme design.

Section 106 & Affordable Housing

A section 106 agreement has been agreed with Bolsover Council and in brief allows for the following:

10% of housing (to the nearest whole dwelling) to be provided as affordable.

Health Care Contribution	£480 per dwelling
Highway Monitoring	£5,000
Open Space Contribution	£858 per dwelling
Sports Facilities	£1,022 per dwelling

The agreement allows for the deferred payment of the above contributions based on occupation of the dwellings at certain stages, details of which can be found in the full agreement, which is available as part of the further information.



*Existing farmhouse not included in the sale, however included as part of the outline plan for illustration only

Further information.

Method of Sale

The opportunity is being offered for sale by private treaty, however the vendor reserves the right to conclude the sale via informal tender. Offers are invited on either of the following basis:

- A. Acquisition of the freehold interest with unconditional offers being preferable.
- B. Joint venture agreement with a profit share to be agreed. Proposals on this basis are welcomed and all offers will be considered on their merits

Legal Fees

Each party to be responsible for their own legal fees.

Services

Interested parties should also make their own enquiries regarding services to the site.

Viewings

The site can be viewed strictly by appointment only via the sole agents Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

Tenure

The site is available Freehold and full title documents can be found in the dataroom.

Further Information

Further information including technical pack, planning details and title information is made available via a dedicated online dataroom, login details for which can be made available upon request.

Bid Timescales

Timescales for offers along with further information will be provided to interested parties in due course.

Contact us.

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