



For Sale

Land North of Grantham Road, Radcliffe on Trent, Nottinghamshire NG12 2JP

Prime Residential Development Opportunity

avisonyoung.co.uk/110039

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Highlights



Site Area

11.87 ha (29.32 acres)



Tenure

Freehold



Offers

Unconditional invited



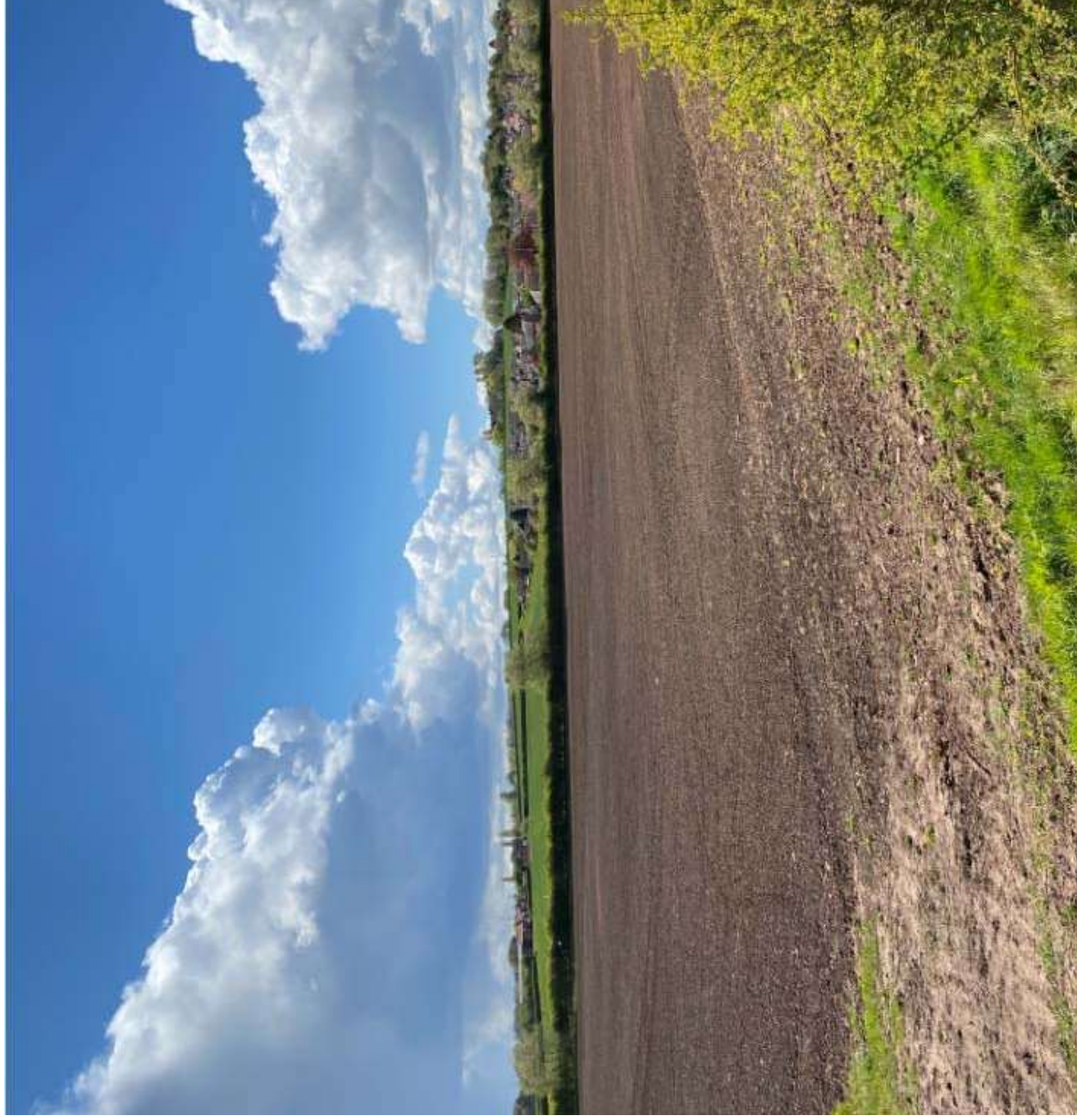
Informational Tender Deadline

12 noon, 16 July 2021

Location

The site is in a prominent location being on the main vehicular approach to Radcliffe on Trent from the east. It has a long frontage onto the A52 Grantham Road which defines the southern boundary. To the north, the site boundary is defined by a railway line with open fields beyond. To the east, the site boundary is defined by the existing private access road to St James Business Park with open fields beyond. The remaining western boundary adjoins existing residential development to the edge of Radcliffe on Trent known as Hudson Way.

Nottingham City Centre is located approximately 14km to the west of the site. Newark on Trent is approximately 21 km north with Grantham approximately 27 km to the east and Loughborough approximately 30 km south.



Rail services to London St Pancras run from Nottingham with a minimum journey time of 1h 33m. Local rail services from Radcliffe on Trent to Nottingham run every 10 minutes with a minimum journey time of 24 minutes. Regular bus services run along the A52.

Description

The majority of the site comprises of two principle enclosures of open arable farmland, separated by a brook running in an east west direction. There is an area of fallow land to the west with grassed areas and hedge lines to the field boundaries. The disposal area includes an element of the existing private access road and land to the east which will accommodate the proposed access arrangements.

The site is linear in shape comprising a regular rectangle and extends to approximately 11.87 ha (29.32 acres) gross. The topography across the majority of the site is generally level.

Tenure

The property is to be sold freehold with vacant possession and subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

Services and Highways

We understand that all mains services are available to the property. However, prospective purchasers must satisfy themselves as to the location and capacity of services.

The proposed development is to be accessed via Grantham Road (A52). Discussions have been

progressed with Highways England in respect of S278 Agreement works which will be required to the adopted highway. Further details are provided within the data site. Network Rail has also confirmed the acceptability of the proposed surface water drainage system on site.

Planning

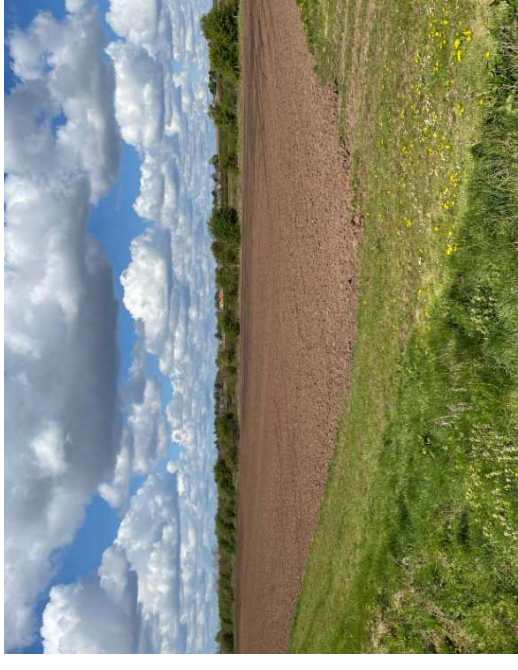
The site falls under the jurisdiction of Rushcliffe Borough Council and benefits from an allocation for residential use under Policy 5.4 of the Draft Local Plan Part 2.

An outline planning application was validated on 5th June 2019, Ref. App. No. 19/01353/OUT. The application seeks approval for the 'development of up to 280 dwellings, including remodelled junction to the A52, with all matters reserved except for access'.

The application is advanced and it is anticipated that approval will be granted at officer level by delegated authority in the near future. The approval is subject to the terms of a S106 Agreement which are being finalised.

There will be a requirement to deliver 30% affordable housing provision on site. This is to comprise 19% Social Rent, 39% Affordable Rent and 42% Other Affordable. A summary of the anticipated terms of the S106 Agreement are included on the data site.

The site is located within Zone 2 of the CIL Charging Schedule. The Council's 2021 Annual CIL Rate Summary identifies a rate of £39.64 per m2 of qualifying residential floorspace.



Method of Sale

The site is being sold on an informal tender basis. A comprehensive data site containing all background due diligence undertaken on the site is available via the following link:

granthamroad.avisonyoung.co.uk

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws.

VAT

The Vendor has advised that VAT will be chargeable on the transaction.

Basis of Offers

Unconditional offers are invited for the freehold interest in the entire property.

Parties should make full allowances for the S106 Agreement obligations and all other anticipated development costs within their offer.

Offers should be submitted using the bid proforma available on the data site. The proforma provides further instructions on the basis of offers to be submitted and the information to be provided.

Offers should also be supported by a layout of your proposed development.

Offers are to be submitted by 12.00 noon on the 16th July 2021. They should be emailed to andrew.moss@avisonyoung.com

The vendor reserves the right not to accept the highest or any offer received.

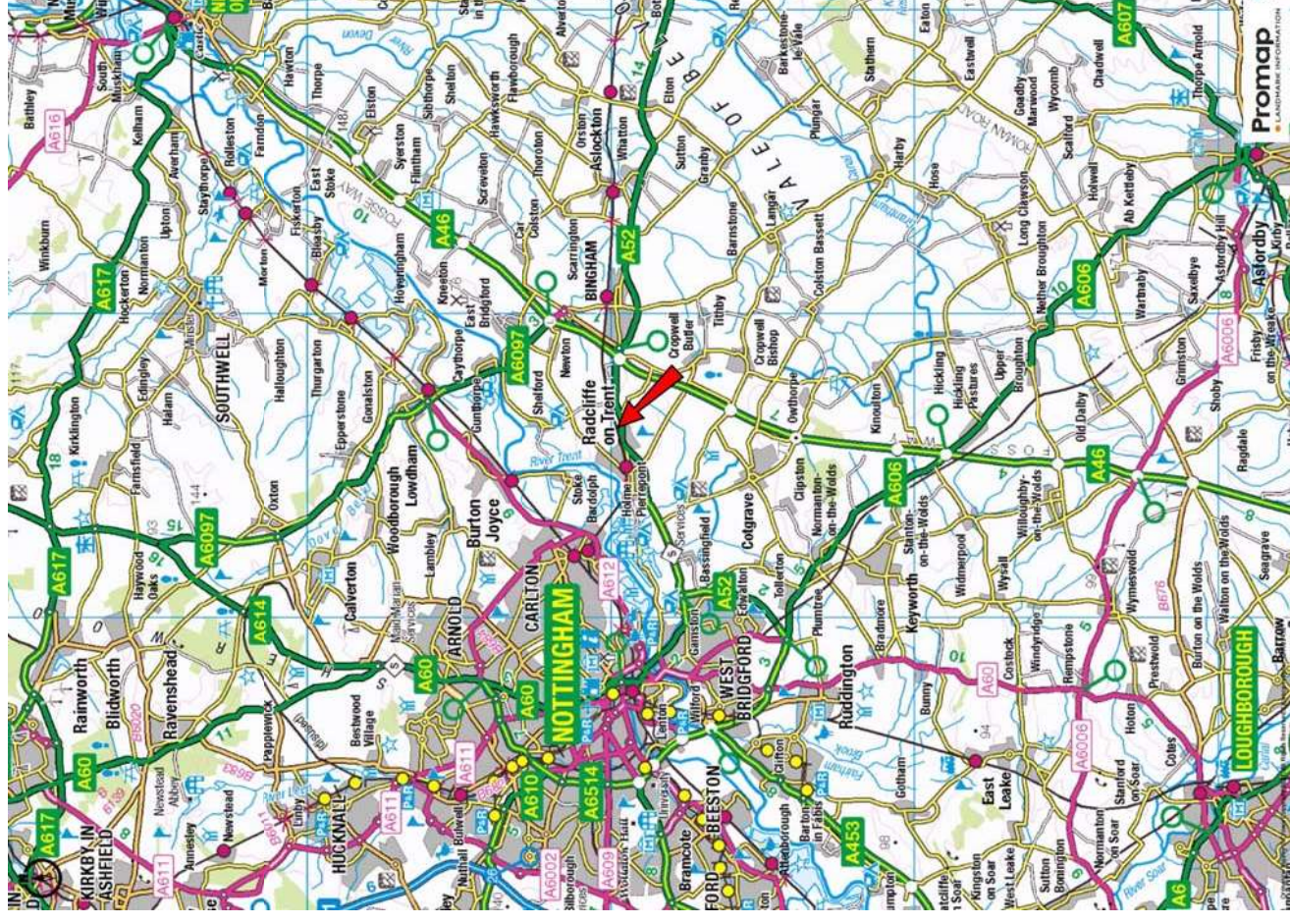
Viewing and Additional Information

The site is available to view from Grantham Road and the existing private access road which should not be obstructed.

Parties wishing to gain access onto the site must notify Avison Young. No attempt should be made to gain access without prior notification.

Subject to Contract

May 2021



**If you would like to know
more please get in touch.**

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

May 2021

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