

LAND TO THE WEST OF HORSLEY ROAD

Gainsborough, DN21 2TD



Key Highlights

- Greenfield site.
- Outline consent for up to 49 residential dwellings (Planning ref: 136577).
- Site area approx. 2.03 hectares (5 acres).
- Technical and planning information is available in a data room.
- Freehold for sale by informal tender.
- Offers sought by Midday on 21 January 2022.

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in 'savills' being a larger, bolded 's'. The logo is set against a yellow square background.

Location

The land is located to the west of Horsley Road, to the north of Gainsborough town centre. The site has a gross area of approximately 5 acres (2.03 hectares).

The site benefits from good road connections with the centre of Gainsborough, approximately 1 mile to the south. Doncaster lies about 22 miles to the west, and Lincoln lies approximately 18 miles to the south-east.

The site is situated 0.2 mile northwest of the John Coupland Hospital. The nearest railway station is Gainsborough Central, located approximately one mile to the south.

Description

The site is greenfield and is relatively flat. The site contours are visible on the Topographical plans in the data room.

The site is bounded to the north and east by residential properties, to the south by registered playing fields and to the west by the River Trent.

The predominant wider surrounding land use of the application site is residential.

Planning

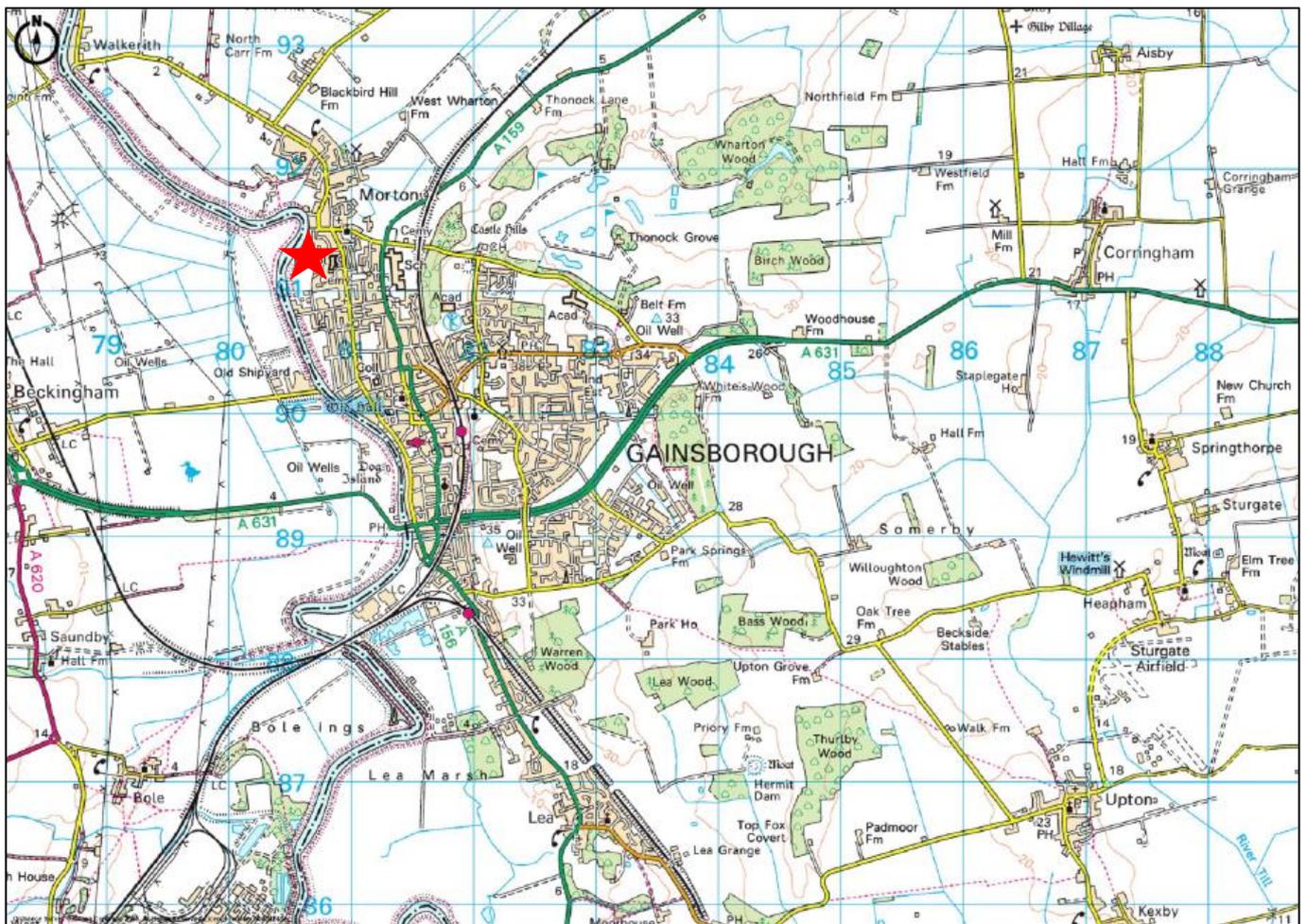
The site has Outline Planning Application for the erection of up to 49 residential dwellings (Planning ref: 136577).

This application was made in outline with all matters reserved except for means of access. Appearance, landscaping, layout and scale are reserved for future determination.

The site lies within the settlement boundary of the town of Gainsborough on the Policies Map for Adopted Central Lincolnshire Local Plan adopted in April 2017.

The site does not lie within a Conservation Area, nor does it contain any Listed Buildings or Scheduled Monuments.

The site is located within Flood Zone 3a. The existing flood embankment defences adjacent to the site have been designed to protect for up to a 1 in 200 year event.



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Proposed Accommodation

The site will deliver a mix of housing types and sizes including 2, 3 and 4 bedrooms, in an attractive landscaped setting whilst making ample provision for public open space, including attenuation features.

The illustrative Site Layout shows a mix of unit types of detached, semi-detached and terrace housing. Properties will be two storeys high and in-keeping with existing residential developments.

Type	Total	Mix	Number
Housing Schedule	49 units	2 bed	6
		3 bed	35
		3 bed (integral)	2
		4 bed (integral)	6
Parking Schedule	108 spaces	Garaged parking	29 spaces
		Driveway parking	43 spaces
		Remote parking	8 spaces
		Visitor parking	28 spaces

Technical Information

All planning and technical information are available to interested parties through a Data Room.

<https://savillsglobal.box.com/v/HorsleyGainsborough>

The client has instructed a range of technical reports relating to the Outline permission and the wider southern area.

- Ecology Report
- Flood Risk Assessment & Drainage Strategy
- Phase 1 Ground Investigation Report
- Phase 1 Habitat Survey
- Topographical Report
- Tree Survey
- Transport Statement

Tenure

The site is for sale freehold with vacant possession on completion.

VAT

The vendor reserves the right to charge VAT.

Method of Sale

The deadline for offers is Midday on 21 January 2022 and should be submitted to Sophie Sismanovic at sophie.sismanovic@savills.com. Offers must be submitted with Savills Offer Pro-forma and a proposed site layout.

Viewing

The site can be viewed from the site boundary at Horsley Road. However, should you wish to walk the inner area, please contact Sophie Sismanovic in the first instance.

Contact

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