

GUIDE PRICE
£100,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
7th April 2021

BY ORDER OF

SEVERN
TRENT



Land on the south west side of Quibells Lane, Newark, NG24 2AL

Freehold site of approximately 0.89 hectares (2.20 acres) with an allocation for residential development

Bid1.

Property Summary

- Freehold land
- 0.89 hectares (2.20 acres)
- Development opportunity (subject to consents)

Location

Newark-upon-Trent is located approximately 18 miles north of Grantham and 20 miles east of Mansfield, alongside the A1 and on the the London East Coast mainline. The site is well connected and is within close proximity to the A46, A617 and A1 trunk roads and is less than one mile from the town centre.

The site is situated on the south side of Quibells Lane close to the train station.

The approximate position of the property can be located as follows:
Grid Reference: SK803552
www.gridreferencefinder.com

Description

The property comprises a level site of approximately 0.89 hectares (2.20 acres) with houses immediately to the east and commercial to the west. It is bound immediately to the north by a field, to the east by Sevenhills Community Centre, houses to the south and railway lines to the west.

We understand that utility services including water, foul sewerage, electricity, gas and telecoms are located in the public highway. Interested parties should refer to the legal pack and make their own enquiries to satisfy themselves on the availability of any service.

Note

Interested parties should read the legal pack for further information relating to easements and overages, for example, that may be applicable to the site.

VAT

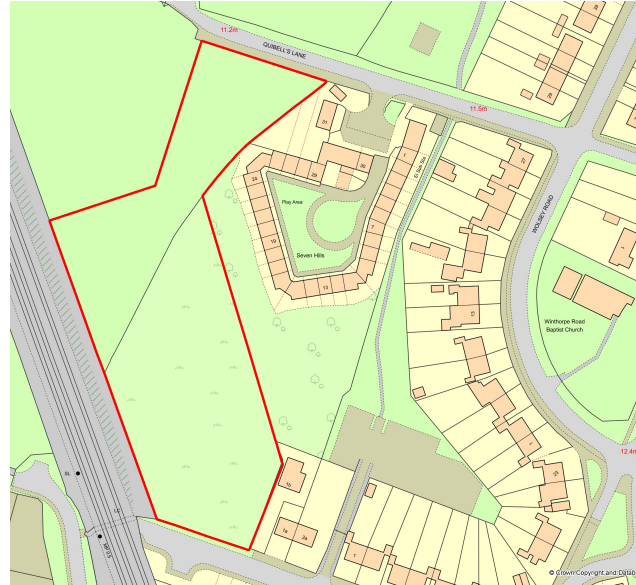
We understand VAT is payable

EPC

EPC not required

Tenure

Freehold with vacant possession



Planning

Dalcour Maclaren have provided an independent planning appraisal for the site that can be downloaded from the legal pack. Part of their Executive Summary states:

"Four potential re-uses have been identified other than the re-use as grazing land:

- Creation of residential dwellings (either smaller multiple terraces or flats)
 - Affordable homes, sheltered housing or a care home
 - Mixed use combination
 - Commercial/industrial in line with other local businesses
- The site has been identified and allocated a part of a larger site for residential development by the LPA. Notwithstanding the LPA conclusions on housing over the site, the location adjacent to existing commercial uses suggests there may be the opportunity for further commercial development here. There may require further representations through the local plan review process to amend the local plan use site allocation. Subject to viability and scheme/site specific considerations, the site offers opportunity for a variety of uses."

The above is for information purposes and should be read in conjunction with the full report contained within the legal pack. Further enquiries should be directed to:
Newark & Sherwood District Council
www.newark-sherwooddc.gov.uk

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