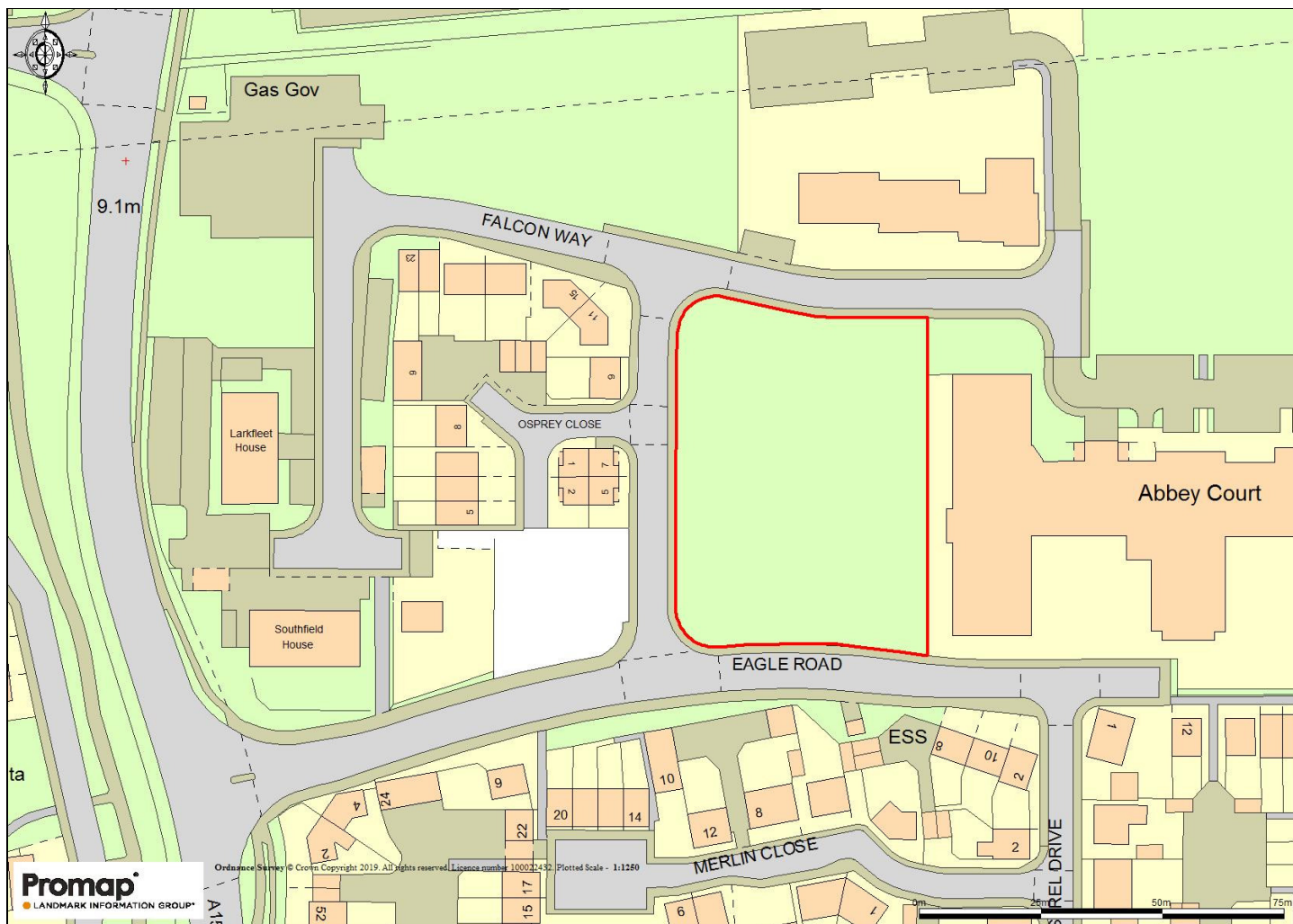




01476 514433 | nick.dawes@brown-co.com



RESIDENTIAL DEVELOPMENT LAND, Off Falcon Way, Bourne, PE10 OFF

GUIDE £350,000

FOR SALE

- Up to 19 dwellings with a maximum net floor area of 1,201 m² (12,927.45 ft²)
- A level green field site within the built environment.
- Minimal affordable housing obligation
- Bourne is a growing market town

0.875 Acres



Location

The site is located off Falcon Way, Bourne, PE10 0FF which is off Eagle Road and adjoining South Road. South Road, being the A15, running north through the centre of Bourne and south towards Peterborough. The site is well located lying to the south of Bourne town centre and benefitting from quick access into the town centre, south to Peterborough and onto Raymond Mays Way the recently constructed bypass providing convenient access west towards Stamford and the A1.

Description

The site extends to 0.875 acres, is flat, rectangular and laid to grass. The site has direct access onto two metalled roads on three sides being Falcon Way and Eagle Road. The rear eastern boundary adjoins Abbey Court, a medical centre.

To the north of the site is a large out of town Tesco Supermarket, to the south is a residential development and to the other side is a pub, Lidl Supermarket, a petrol filling station and a 24 hour McDonalds.

Planning Consent

Outline Planning Permission for up to 19 dwellings and/or a maximum of 1,201 m² of net floor area was granted on the 19th December 2018 pursuant to Decision Notice Reference S16/2285. Additional supporting information with regard to the Planning Application can be found on the Planning Portal of the Local Planning Authority of South Kesteven District Council (www.southkesteven.gov.uk).

Affordable Housing

Following a viability negotiation and agreement the affordable housing obligation requires either:

- The erection of 2 x 1 bedroom housing unit with a minimum net floor space of 53 m² each or failing that;
- the erection of 1 x 2 bedroom housing unit with a minimum net floor space of 61 m² or failing that;
- in the event that the developer is unable to find a Registered Provider interested in taking the affordable units there can be an off-site contribution of £144,000 (increased by the indexation factor) as an alternative off-site contribution.

Overage Provision

In addition to the above alternatives there shall be a calculation made after the sale of the last dwelling, calculated by being 50% of the difference between the gross sale price actually received by the developer on the disposal of the market dwellings less £2,401 net m² floor space as assessed by the District Valuer as part of the Viability Assessment dated 9th January 2018.

Off-Site Contribution

A play area contribution of £13,838 to be used towards the provision of children's play equipment at Wellhead Fields, South Road, Bourne.

Supporting Planning Documentation

On request from the Sole Selling Agent the following documentation is available.

- A copy of the Planning Consent dated 19th December 2018.
- A copy of the Section 106 Agreement dated 18th December 2018.
- The Deed supporting the Planning Obligations to the Section 106 Agreement.

- The Draft Nomination Agreement in advance of securing a registered provider regarding the onsite obligation of either 2 x 1 bedroom flats or 1 x 2 bedroom house.

Services

It is understood that mains services including mains water, mains sewerage and mains gas and mains electricity are available in the adjoining adopted roads.

Wayleaves, Easements and Rights of Way

The land is sold subject to, and with the benefit of, all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and other obligations, easements, quasi-easements and all wayleaves, whether referred to or not in these Particulars.

Method of Sale

The Property is for sale as a whole by Private Treaty with the benefit of vacant possession being given upon completion.

Local Planning Authority

The Local Planning Authority is South Kesteven District Council, Council Offices, St Peter's Hill, Grantham, NG31 6PZ. Tel: 01476 406080.

VAT

The guide price quoted within these particulars of sale is exclusive of VAT. However, the vendor reserves the right to charge VAT on the disposal.

Viewing & Further Information

The site can be viewed from the public roads. However, interested parties are entitled to walk the site on foot only with a copy of the particulars:

Brown & Co

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