

# Local Centre/Retail & Leisure Opportunity Quarrington, Sleaford, NG34 8UR

Forms Part of a Residential Led Development



Savills are inviting offers from interested parties for plots allocated for a local centre and retail at the forthcoming residential led development 'Handley Chase'

Savills present the opportunity to acquire 3 acres (1.21 ha) for a local centre adjacent to existing residential dwellings and to be delivered as part of a large residential led development known as Handley Chase, which will establish a new community of up to 1,450 homes to the south of Quarrington, Sleaford.

The new development to include the local centre, care home and residential housing constitutes 60 hectares (148 acres) and received outline planning permission on 17 July 2015 (Planning Reference: 13/0498/OUT).

Key	
1	Public House
2	Health Centre
3	Community Centre
4	Shops
5	Shops
6	Nursery
7	Care



## Background

A synopsis of the outline planning permission is as follows:

- 1,450 dwellings
- Two form entry primary school
- Care home
- Local centre
- Public open space
- Sports pitches
- Allotments
- Associated infrastructure

The development will be executed in phases. Sleaford Property Developments Limited have already entered into a joint venture with T.Balfe Construction Ltd to develop the first phase of dwellings accessed via Stump Cross Hill / London Road.

Savills has also launched the first key phases of serviced land parcels for residential development.

## Location

The Site is situated to the east of Stump Cross Hill to the south of Quarrington. Stump Cross Hill is the central road running through Quarrington providing access north to Sleaford Town Centre (approximately 1 mile), south to the A15 (approximately 2 miles) and west of the A17 (approximately 3 miles). The Site forms part of the larger Handley Chase residential development which will provide a natural extension to the existing residential settlement to the north.

The suggested Local Centre has road frontage and is situated adjacent to the existing residential housing and the new housing development.

Its accessible situation within the new development will generate footfall from the existing community and from occupants from the new residential development, as well as passing traffic.



Illustrative Master Plan



CGI's of Proposed Street Scene

## Description

The illustrative local centre identified in the site map is designed to comprise the following uses and approximate areas:

	sq m	sq ft
Public House	700	7,535
Health Centre (Doctor/ Dentist)	450	4,844
Community Centre	450	4,844
Retail (4 units)	100	1,076
Retail Subtotal	400	4,306
Offices at first floor level (above retail)	400	4,306
Retail food store	440	4,736
Nursery	450	4,844
Area	3 Acres	1.21 Ha

## Tenure

- Serviced Plot Available
- Freehold with Vacant Possession

## Sellers' Works

The Seller will undertake to provide plots with services to the boundary and access via the estate roads, within a pre-agreed timeframe.

The Sellers' Works specification is available on the Handley Chase datasite.

## Services

We understand that mains water, electricity and drainage are available in the vicinity. Prospective purchasers should satisfy their own enquiries to the relevant Authority as to the suitability, capacity, connectivity and exact location of services.

## Contact

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## Method of Sale

Offers are invited by way of Informal Tender, at 5pm on Friday 8 September 2017.

Offers are invited on a conditional or unconditional basis, with a preference for unconditional offers.

The offer requirements are as follows:

- Level of offer clearly stated
- Any conditions relating to the offer
- Solicitor's details
- Timescales for exchanging and completion
- Evidence of funding
- Track Record

## VAT

The position regarding VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

## Legal Costs

Each party are to bear their own legal costs in connection with this transaction.

## Viewings

The site can be viewed from the Public Highway (Stump Cross Hill).

On-site visits are strictly by prior appointment with Savills.

Please note that Savills do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

### Important Notice

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