Excellent location on the edge of Sherwood Forest

Outline planning consent for 129 Lodges with ancillary leisure facilities

Adjoins Clumber Park attracting around 700,000 visitors per year

Site area 12.7 Ha (31.38 acres)
Location
The property is located 2.7 miles to the south east of Worksop and approximately 200 metres from the west gate of Clumber Park. It is easily accessible by car via the A1M, which is located 5.5 miles to the north east.

Clumber Park covers over 1500 hectares of land, consisting of parkland, farmland and mature woods. It is a National Trust Park which is open all year round, and attracted 709,000 visitors in 2014 (Visit England).

The site is situated in a picturesque rural wooded location, with heathland and College Pines Golf Course to the north west.

Description
The site is currently undeveloped and comprises of 12.7 hectares (31.38 acres) of arable land across three fields, with mature hedgerows and with the land sloping slightly towards the north.

There are two mature oak trees located within Zone Two and a wooded area which runs along the south of the site adjacent to Clumber Road.

Development Proposal
Based on local, regional and national guidance relating to design, there are a number of key design and access principles that the development of the site should adhere to.

Due to the topography of the site, it has been zoned into three distinct sections:

**Zone One** is shown with no development beyond the access road following consultation with the Local Planning Authority, as this field is the most sensitive in terms of visual impact.

**Zone Two** is more visually prominent than Zone Three, therefore the character of Zone Two is protected by limiting all development to single storey lodges. The plan is to locate car parking at the lower end of Zone Two, adjacent to the mature tree hedge line. This would be centrally located within the site so that it is reasonably accessible to all lodges.

**Zone Three** has the potential for some two storey development in terms of visual impact, as it is the most discreet zone and the development will not be seen from Clumber Road. Due to these reasons the amenity building is also intended to be located in this zone.

Services
We are advised that the following services are available to the property:

**Electricity:** 3 phase mains supply

**Water:** New supply to be brought from Ollerton Road.

**Drainage:** Proposed new gravity-fed system including holding tank to be pumped to the mains from Ollerton Road located 0.3 miles from the property.

Agent’s note: the services have not been tested or investigated, and prospective parties should satisfy themselves as to the nature and adequacy of the existing and proposed services prior to commitment to purchase.
Outline Planning Consent

Outline planning consent has been granted for the development of 129 lodges with all year round holiday use, and an amenity building designed to accommodate a reception, café, pub, restaurant, pool, gym, spa and central support facilities - Ref 15/00443/RSB.

The development has consent for a mixture of single storey and two storey lodges, with two storey lodges located in Zone Three as shown on the plan above.

The proposed development has been assessed and it is the Council’s view that a Community Infrastructure Levy (CIL) is not payable on the development.

Hoesasons, the UK leaders in providing self catering accommodation offering over 20,000 places to stay, have written a letter in support of this proposed development. Hoesasons states “there certainly is an overriding demand for top quality accommodation in (this) area creating a business … which will continue to grow for many years to come”.

Travel times

By Car
- Doncaster: 30 minute drive
- Sheffield: 40 minute drive
- Birmingham: 90 minute drive
- London: 180 minute drive

Train Stations
- Worksop: 10 minute drive
- Retford: 20 minute drive
Multi-purpose facility building with outline planning consent

Preliminary feasibility plan.
Population
Nottinghamshire has a population of around 801,400 (Nottinghamshire County Council, 2014) and an estimated catchment of 2.2 million living within the 4 major cities in a 25 mile radius (Office for National Statistics, 2014 & 2011).

Local Attractions
The site is located within a 15 mile radius of the following attractions:

**Clumber Park** – This is located next to the site and is a National Trust owned park with over 3,800 acres of parkland, gardens and woodlands. It was once the country estate of the Dukes of Newcastle, and is home to the longest double avenue of lime trees in Europe. The park attracts circa 700,000 visitors a year.

**Sherwood Forest Country Park** – This 450 acre country park, with 900 veteran oak trees, includes England’s Tree of the year 2014 (336,277 visitors in 2013).

**The Harley Gallery** – Set up in 1977 by Ivy, Duchess of Portland. The Harley Gallery is part of a charitable trust which displays the historic Portland Collection of fine and decorative art (100,400 visitors in 2013).

**Golf Courses**
There are four golf courses within eight miles of the site, Bondhay Golf Club, College Pines Golf Club, Kilton Forest Golf Club and Lindrick Golf Club. Lindrick Golf Club is listed in the UK’s Top 100 golf courses and was once host to the Ryder Cup.

**Tenure**
The property is held freehold and there are no public rights of way.

**VAT**
Any offers received by Bilfinger GVA will be deemed to be exclusive of VAT, unless otherwise specified.

**Terms of Sale**
Substantial offers invited.


**Further information and viewing**

An information pack is available to seriously interested parties upon request.

We request that any approach to Bassetlaw District Council is made by agreement with Bilfinger GVA.

The site is visible from Clumber Road. Parties wishing to enter the site should give prior notice to Bilfinger GVA.

Peter Smith BA MRICS
T: 0113 280 8075
E: peter.smith@gva.co.uk

Matthew Lamb BSc (Hons)
T: 0113 280 8060
E: matthew.lamb@gva.co.uk

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