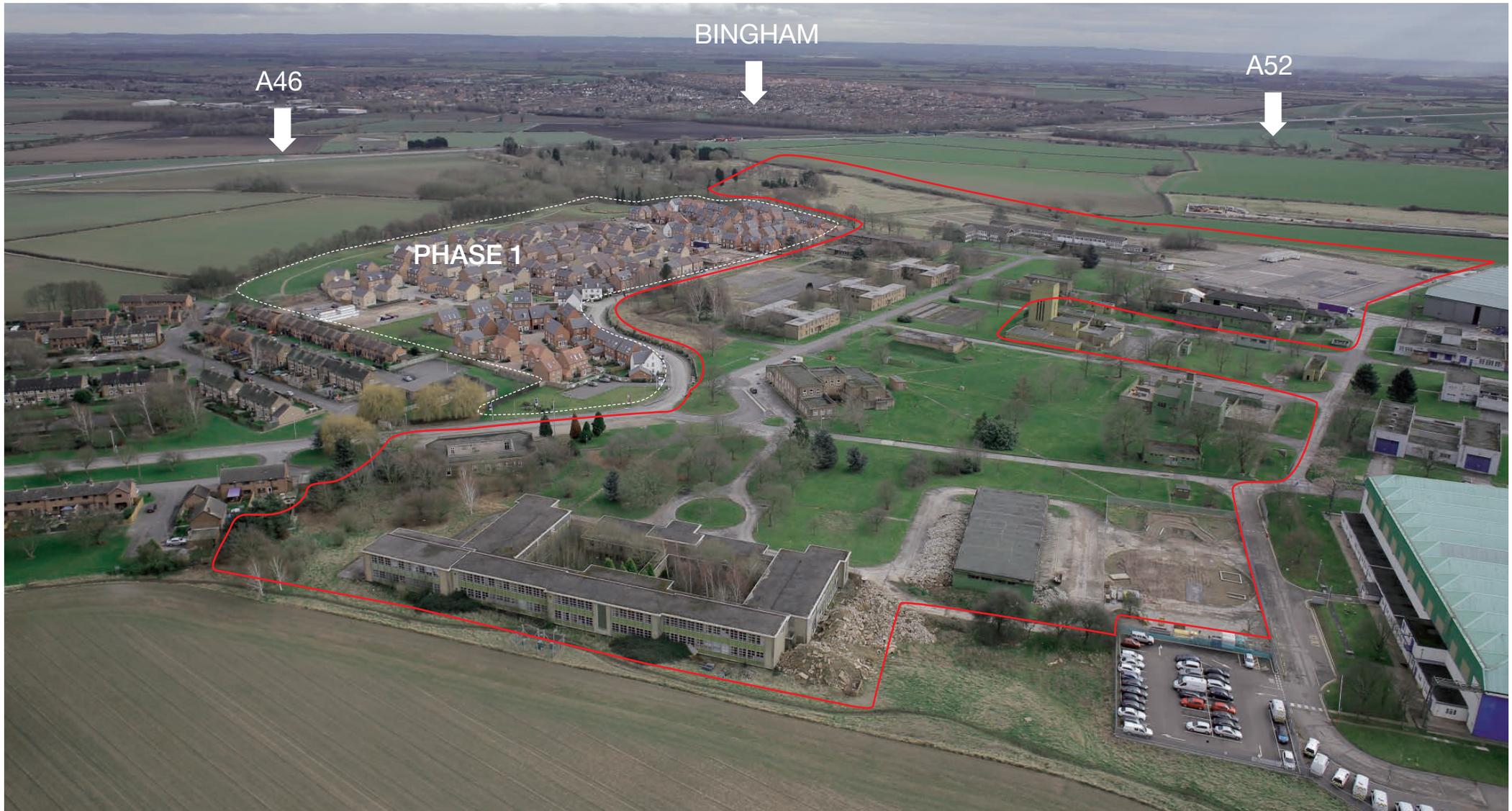


Land at Former RAF Newton, Nottinghamshire

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY



- Village of Newton 9 miles east of Nottingham on the edge of the highly regarded Vale of Belvoir.
- c. 43.5 acre site with outline planning consent for 500 houses.
- Low density family housing adjacent to open countryside.
- Location already established with successful first phase.
- Rare rural development with excellent road access to major road links (A52 and recently dualled A46).
- Available as a whole or in phases of c. 150 units.



Phase 1 and Public Open Space



View of the site looking north



Phase 1

Available as
a whole
or in phases



This plan is published for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright - License No. 100007643

All enquiries



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Executive Summary

Rushcliffe Borough Council has granted outline planning permission for the second phase of development of the former RAF Newton which is situated approx 1 mile north west of Bingham and 9 miles to the east of Nottingham city centre. This will see the delivery of upto 500 new homes on c. 43.5 acres (shown edged red on the site plan) as part of this mixed use redevelopment.

When completed the development will provide a sustainable community set within open countryside forming an extension to the highly regarded Newton Village. A proposed new foot/cycle bridge will provide pedestrian links to the nearby town of Bingham with its range of leisure and retail amenities, Ofsted "Outstanding" rated senior school and railway services to Nottingham.

Key Features

- Rare opportunity for major rural housing development in the highly regarded Vale of Belvoir.
- Successful Phase I development of 165 houses has established the location.
- Traditional new build opportunity for relatively standard house types overlooking open countryside with far reaching views.
- On-site provision of local amenities including new primary school and district centre.
- Strategic location with ready access to A52 and recently dualled A46 trunk roads.
- Convenient for major centres of Nottingham, Newark and Leicester.

Town and Country Planning

Outline planning permission was granted by Rushcliffe Borough Council on 30th January 2014 (reference 10/02105/OUT) for the

development of up to 500 dwellings together with other aspects of the masterplan including 50 live work units; 12.85 acres of employment land (B1, B2, B8); 1,000 sq metres district centre (A1, A3 and A4 uses); community facility; new primary school and associated public open space and landscaping.

Section 106 Agreement

The s106 Agreement in respect of the site, which includes provision for 26.6% Affordable Housing, has been completed and a copy is available with the Online Information Pack.

Local Planning Authority

Rushcliffe Borough Council
Civic Centre,
Pavilion Rd,
West Bridgford,
Nottingham
NG2 5FE

Case officer Michelle Dunne.
Tel: 0115 9148223

Services

Service easements (subject to approval of route details) will be granted across the Vendors retained land.

Access

Access is via a recently constructed link road from the eastern boundary of the site to the A46 roundabout. Appropriate access rights will be granted from this point across the vendor's retained land to the housing site.

Demolition

The former MOD buildings within the boundary of the site for sale will be demolished by the vendor at their cost.

Online Information Pack

An information pack including the following is available online from the agents website: www.innes-england.com

- Planning Consent ref 10/02105/OUT
- S106 Agreement
- Design and Access Statement
- Topographical Site Survey
- Ground Surveys
- Flood Risk Assessment
- Drainage Strategy

Access to the database is password protected and available from the agents.

Offers

Offers are invited on a subject to contract only basis for the entire c. 43.5 acres or a phase of c. 150 units.

Viewing

Further information and to arrange a viewing please contact the sole selling agents:

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2 The Triangle
Enterprise Way
Ng2 Business Park
Nottingham NG2 1AE

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Email: cstraw@innes-england.com

All enquiries



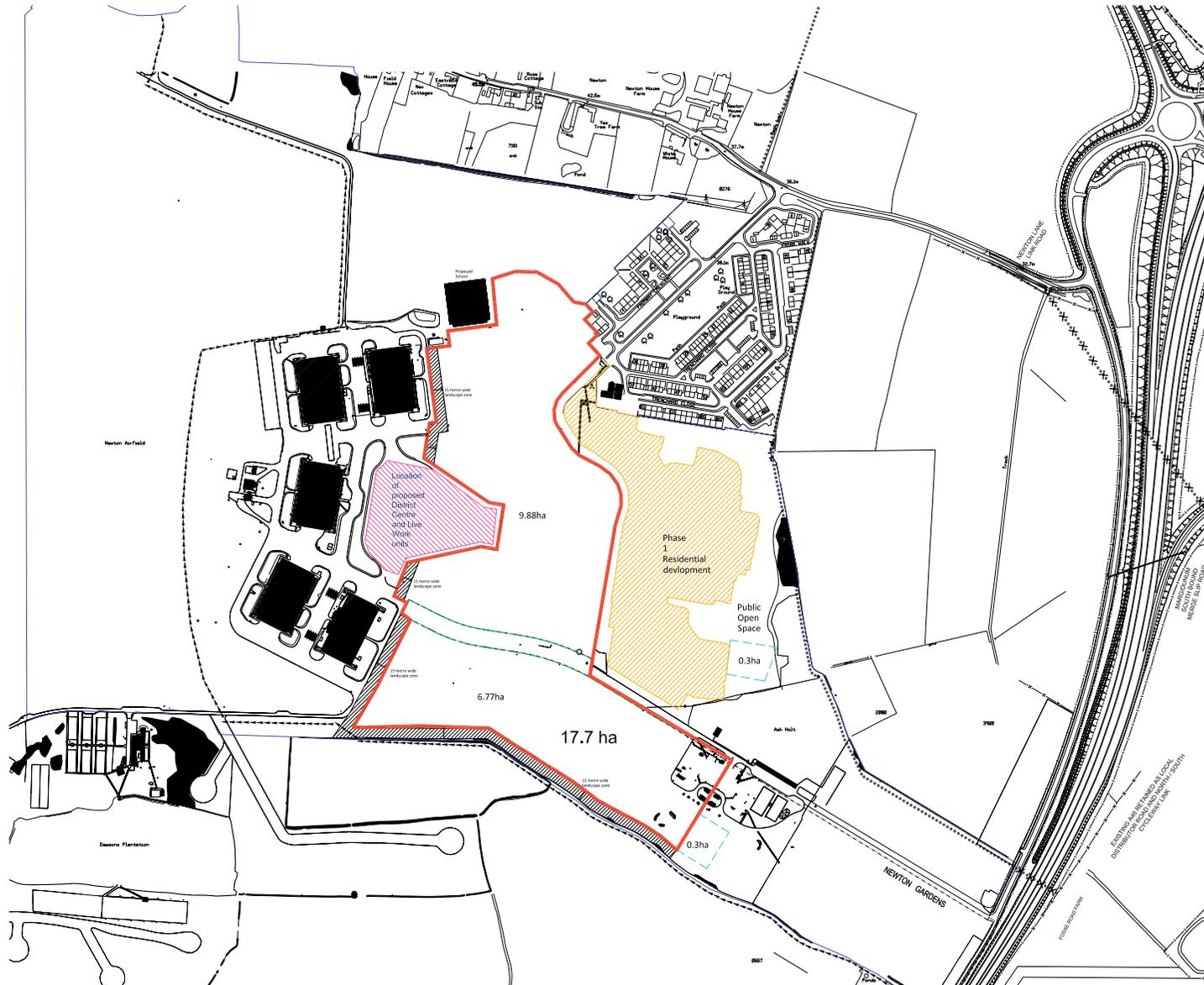
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NOTES

Net residential area = 16.65ha following omission of infrastructure, landscape boundary zone & balancing ponds

Total number of dwellings 413 if housing density is 25 dwellings per hectare

- Boundary of land ownership
- 17.7ha Residential area to be considered
- 16.65ha Net residential area following omission of infrastructure, landscape zones and balancing ponds
- 0.6ha Area of balancing ponds assuming levelled deep if 1.5m deep pond area can be 0.30ha
- Area of Landscaping

A 20 Aug 13 Residential area intended to include landscape zone and landscaping considered	
Preparation & Brief	
Project No:	161215006899
Client:	Newton Housing LLP
Site No:	8210
Phase:	1
Drawn:	TCS
Checked:	TCS
Proposed Residential:	201612 2016
Zoning Layout:	201612 201612
Drawn By:	TCS



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- (ii) all descriptions, referable to condition and necessary permissions for us and occupation a other details are given without responsibility and any

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