For Sale

Park home development site with planning consent for 30 residential park homes.

Lakeshore Park Home Estate
Woodcock Lane
Burton Waters
Lincoln, LN1 2ZG

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Overview

- Opportunity to develop 30 park home pitches
- Planning consent for 30 park homes
- Attractive location on prime residential and leisure estate, close to the cathedral city of Lincoln

Background and the Opportunity

The site offers the opportunity to develop 30 twin park homes on a greenfield site. The property neighbours an existing park home estate which has been recently developed by the vendor to a very high standard. The vendor wishes to sell the site to concentrate on business opportunities which are closer to their home.

The land is situated on the Burton Waters Development which includes a number of bricks and mortar residential developments set around an inland marina with direct access into the Fosse Dyke Canal inland waterway. Together with a David Lloyd fitness club and retail and licensed premises.

Location

The property is located approximately 3.5 miles north west of the cathedral city of Lincoln. The site occupies a rural position at the northern end of the successful Burton Waters development which is situated on the banks of the Fosse Dyke Canal, one of the oldest man-made waterways in the UK which connects the River Trent at Torksey 9 miles to the west to Lincoln City Centre where it meets the River Witham which is navigable to the coast.

The property is 38 miles south east of Doncaster, 35 miles to the west of the city of Sheffield and 39 miles to the north west of Nottingham.

There is a local commercial centre on the Burton Waters development which includes a local shop together with other leisure and service outlets. A more comprehensive range of retail, service and leisure facilities are located in Lincoln.

Transport links to the property are good. The site is located directly off the A57 which links to the A47 dual carriageway and Lincoln bypass approximately 1 mile to the east and to the A1 dual carriageway and wider national motorway network 21 miles to the west.

Rail links are good with regular direct trains to London with a travel time of under 2 hours from Lincoln. Humberside and East Midlands International Airports are both within easy driving distance and service over 50 overseas destinations, as well as national UK airports.
Description

The development site is a brownfield site which we was previously used for gravel extraction. The development land has an approximate area of 8.85 acres. Included in the sale is part of a lake which the land fronts onto - it has an approximate area of 3.86 acres. The site has an overall area of approximately 12.71 acres.

The site will have a direct private access to Woodcock Lane, (which services the Burton Waters development), via a short private access road which needs to be developed as part of the scheme.

The planning permission is for a total of 30 twin park home units, each with a private parking space beside the pitch. The park is proposed with the homes arranged at the end of spur roads from gated entrance driveways and the homes are arranged singularly and in pairs. It is proposed that the row of homes on the southern part of the land will overlook the lake, which should fetch a premium price on the basis of the vendors experience on the existing development.

Services

Mains gas, electricity, drainage and water are connected to the edge of the site and these services are all adopted to this point and service a neighbouring site.

Tenure

The park is held on a long leasehold interest for a term of 999 years with approximately 988 years remaining. An annual rent of £250 is payable as well as a service charge. The use is restricted to a residential retirement scheme with reasonable ancillary facilities.
Planning and Site Licence

The local planning authority is West Lindsey Council. The property has planning consent for a total of 30 park homes which was granted following appeal as part of a larger development which has been part completed by the vendor. Planning consent for a variation of the layout for 56 park homes over the site (a lower density than the original consent) was granted under permission no. 130050 in 2015.

The site has a site licence for the overall development. We would expect that on completion of a sale that the vendor and purchaser would each apply for a new site licence in respect of their development area.

The business

We would expect that well developed and high quality homes will sell at up to £280,000 each which the vendor has achieved on the latest phase of their development on the neighbouring park.

We would expect pitch fees to be in the region of £190 per month and the Written Statement Agreements will have the usual allowance for an annual index linked review and the normal 10% commission payable on each resale.

There is a standard estate charge for security and upkeep of common parts including the access road on the estate.

Asking price

Offers in the region of £1,950,000 for the long leasehold interest in the property (988 years remaining at rent of £250 pa fixed for the remainder of the term).

Viewing and further information

Viewing of the property is strictly by appointment please as the site is gated.

A further information pack has been prepared and will be sent to interested parties on request.

Notice — Photography

The photographs of park homes in this brochure are for illustrative purposes only and are of the vendor’s neighbouring, recently completed park home estate development.
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