

# Residential Opportunity Land off Eakring Road

Bilsthorpe, Nottinghamshire, NG22 8PZ



- For Sale
- Greenfield Site
- 3.9 ha (9.8 acres) development site
- Highlighted as an 'important gateway location'
- Outline planning consent for 85 units
- Excellent connections to Mansfield, Newark, Ollerton and Nottingham
- Easy access via A614 and A617
- Informal Tender Deadline noon on Monday 9 July 2018

## Location

Bilsthorpe is a Principal Village located within Newark and Sherwood, approximately 5 miles to the south of Ollerton and 8 miles to the East of Mansfield. The Land is located to the north within the Village Envelope off Eakring Road in an established residential area.

The site benefits from excellent vehicular links including access to the A614, which lies within one mile to the west and provides direct access to Nottingham, Mansfield, Newark and a number of surrounding conurbations are also accessible via the A617 and Junction 28 of the M1 motorway is within 15 miles of the site.

## Description

The level greenfield site extends to approximately 3.9 ha (9.7 acres) and is located off Eakring Road to the north of the Village. The site is bounded to the north and east by greenfield land and to the south by community buildings. Eakring Road creates the western boundary and provides direct access onto the site.

## Town Planning

Bilsthorpe is identified in Newark and Sherwood's Core Strategy as a location for regeneration and development, including the provision of new housing. The site has been highlighted by the Local Authority as being an important gateway location which manages the transition into the main built up area of the Village.

The site has been granted outline planning consent by Newark and Sherwood District Council for 85 dwellings plus a small retail unit of circa 3,000sqft (280 sqm) Use Class A and associated access works including details of a new roundabout access junction into the site from Eakring Road.

The affordable housing percentage on site is 10% and the S106 agreement is available from the agent.

### Planning reference 17/01139/OUTM

The supporting planning information is available to download from the council's website or it is available from the Agent.

## Information Pack

A pack of further information is available on request and contains:

- Application
- Archaeological Assessment
- Archaeological Survey
- Design and Access Statement
- Flood Risk Assessment
- Illustrative Layout
- Phase 1 Desk Study
- Preliminary Utilities Appraisal

- Site Location Plan
- Topographical Survey
- Transport Assessment
- Travel Plan

## Services

Mains water, drainage, gas and electricity are available in vicinity. Prospective purchasers should satisfy themselves through their own enquiries to the relevant Authority as to the suitability capacity, connection and exact location of services to the site.

## Price

Price on Application.

## Method of Sale

The site is to be sold by Informal Tender.

The informal tender deadline is noon on Monday 9 July 2018.

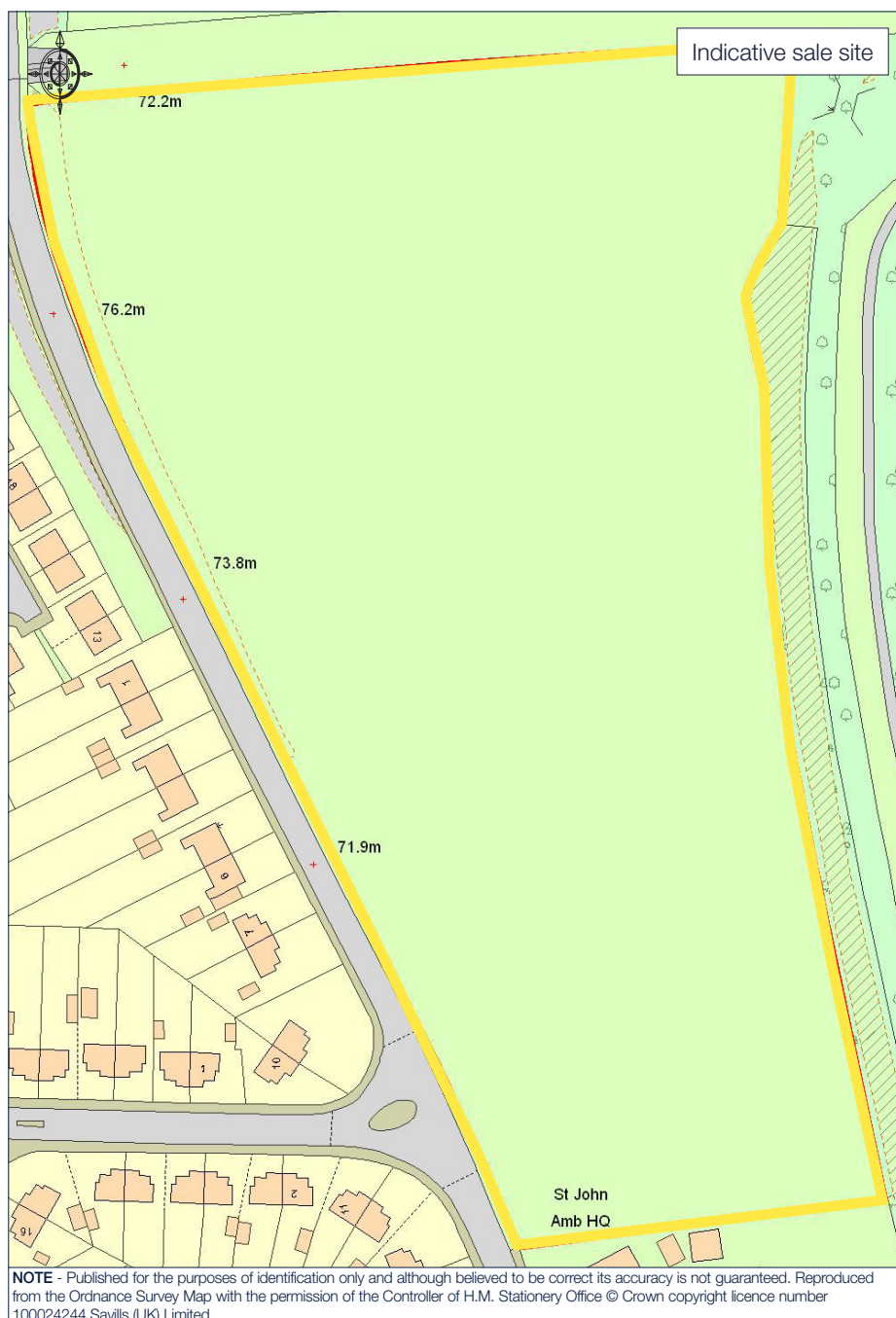
Offers should not relate to any other bid and should include:

- Details of the proposed scheme, including indicative drawings
- Any conditions relating to your offer
- Proposed timescales
- Solicitor's details
- Payment profile
- Confirmation of funding

## Viewings

Strictly by prior appointment with Savills.

Please note Savills and their client do not take any responsibility for any loss of injury incurred during site visits.





# Illustrative planning layout







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