

Development Opportunity



4.5 hectares (11.0 acres), Colsterworth, NG33 5JJ

- Resolution to grant Outline Planning permission for up to 70 dwellings
- Range of village facilities including a primary school and convenience shopping
- Located between the Grantham and Stamford, Vale of Belvoir and Rutland
- Attractive village and association with Sir Isaac Newton
- Good road communications

For Sale - £2,000,000

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Location

Colsterworth is a good residential village approximately 9 miles south of Grantham, 14 miles north of Stamford. It is on the southern edge of the Vale of Belvoir and just north of Rutland. It is an attractive village with several historic limestone houses at its core. There is a range of local facilities including a primary school, convenience store, pub, church, restaurant and sports club. This is a good location for commuting and access throughout the country with road links via the A1. Railway services on the London/Edinburgh line are available at Grantham.

The site adjoins the village on the south east next to modern housing and opposite agricultural land. It has direct access from Bourne Road with options for a new junction or spur of an existing roundabout.

Description

The property is currently arable land which has a frontage onto Bourne Road (A151) providing direct access to the centre of the village of Colsterworth to the west and to the A1 to the east. It is gently undulating ground. In total, the site extends to approximately 4.5 hectares (11.0 acres) with a resolution to grant outline planning permission for up to 70 dwellings.

Proposed Development

A resolution to grant has been achieved for 'Outline planning application for the erection of up to 70 dwellings.' The permission is subject to the resolution of a s.106 agreement which will contain agreed levels of affordable housing as well as education, health, fire safety and open space contributions. In total, the provisional financial contributions will total £395,755. There is a provisional requirement for 35% affordable housing, approximately 3,880m² informal green space and approximately 504m² for an area of Children's Play equipment. The development offers the opportunity to create a good mix of housing in a sustainable location on the edge of a popular village and with good transport links.

Further information about this site can be found on the website of South Kesteven District Council under the application reference s18/2379. Further details and copies of reports relating to this site and the agreed basis of the s106 are available from the agent. Interested parties should make their own enquiries of SKDC on 01476 406080 to establish whether their proposed development will be suitable for the site.

Services

We understand that mains water, drainage, gas and electricity are available in the locality. Interested parties should make their own enquiries of the service providers to confirm availability and capacity of services.

Tenure

Freehold with vacant possession

Easements, Wayleaves and Rights of Way

The land will be sold subject to and with the benefit of all existing easements, wayleaves and rights of way.

Guide Price

£2,000,000. Offers are invited for consideration.

VAT

Prices quoted in these particulars are net of VAT. However, at the date of these particulars, we understand that the vendors have not elected to charge VAT.

Viewing

Strictly by appointment with the Agent.

Plans

The plans attached to these particulars are for identification purposes only and do not constitute part of the contract. They are not to scale.

For further information or to arrange a viewing please contact sole agents JHWalter LLP:

Viewing

Strictly by appointment with the Agent

John Elliott

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