

GRINGERS

LAND & NEW HOME AGENTS

**For Sale By Informal
Tender By 12 Noon
On 30-05-2024**



**Land On The South
East Side Of Hollygate
Lane, Cotgrave, Nottinghamshire**

**Resolution To Grant Outline
Planning Permission for up to 45 dwellings**



GR↑NGERS

LAND & NEW HOME AGENTS



Land on the south east side of
**Hollygate Lane, Cotgrave,
Nottinghamshire**

**Opportunity to promote circa.
3.8 acres (1.5 ha) or thereabouts**

- Resolution to grant outline planning permission for up to 45 units - 21/00231/OUT
- Excellent range of village amenities
- 4 affordable dwellings
- Highly sustainable village
- Only 5 miles from Nottingham Centre and West Bridgford



Michael Granger

01664 897896



michael.granger@grangersltd.co.uk



www.grangersltd.co.uk

INTRODUCTION

Grangers Land & New Homes Ltd are delighted to offer for sale this highly attractive green field residential development opportunity benefitting from resolution to grant Outline Planning Permission ref 21/00231/OUT for up to 45 dwellings including only four affordable dwellings.

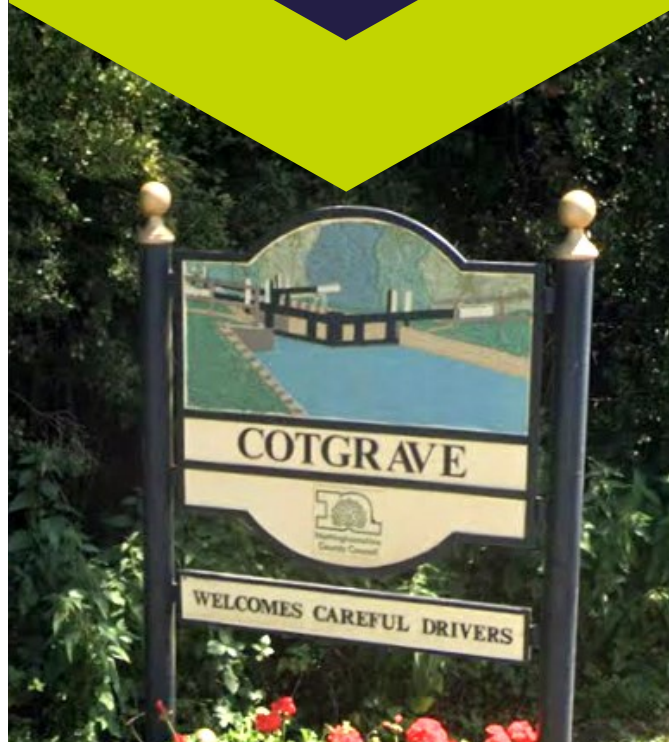


Cotgrave has undergone a renaissance since 2010 with the development of new high quality homes and a diverse range of excellent amenities.

Location only five miles from Nottingham City Centre, forty-five minutes by bus to the West Bridgford School and on the edge of the fabulous Vale of Belvoir with country walks and pubs.

Public Transport

There is a regular bus service to West Bridgford and Nottingham every 20 minutes or thereabouts.



View North from Hollygate Lane



SITE PROPOSAL

The application site comprises approximately 3.8 acres / 1.6ha of farmland sloping north to south for up to 45 dwellings with only 4 Affordable homes. The development benefits from independent vehicle access and provides connectivity to land to the East.



View South from Colston Gate



LOCATION

The site is located to the north of Colston Gate and south of Hollygate Lane.

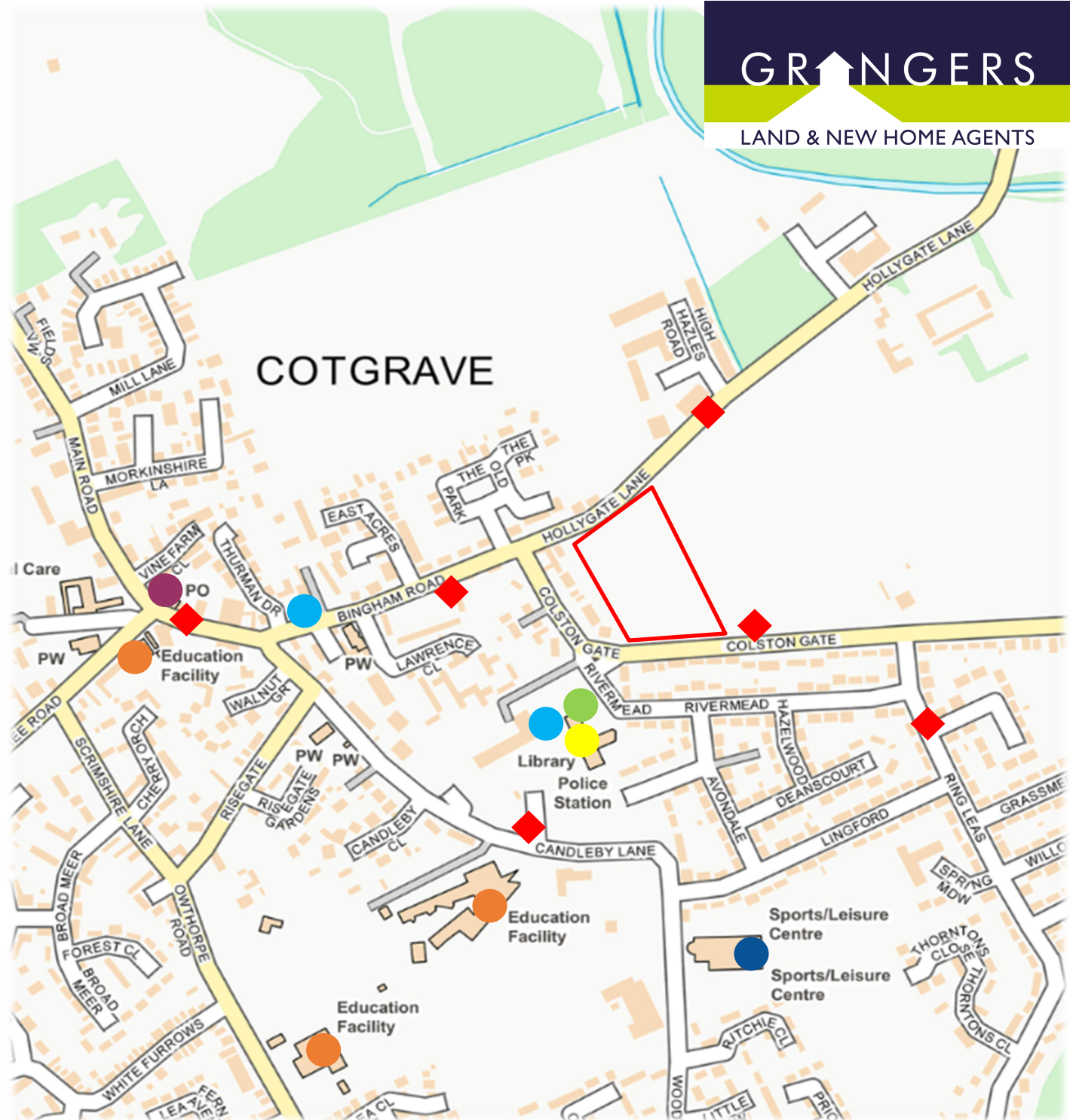
Situated approximately 5 miles southeast from the centre of Nottingham. The A46 lies to the east of the site.

This attractive site is located on the outskirts of the Vale of Belvoir and within walking distance of the Grantham Canal and country footpaths.

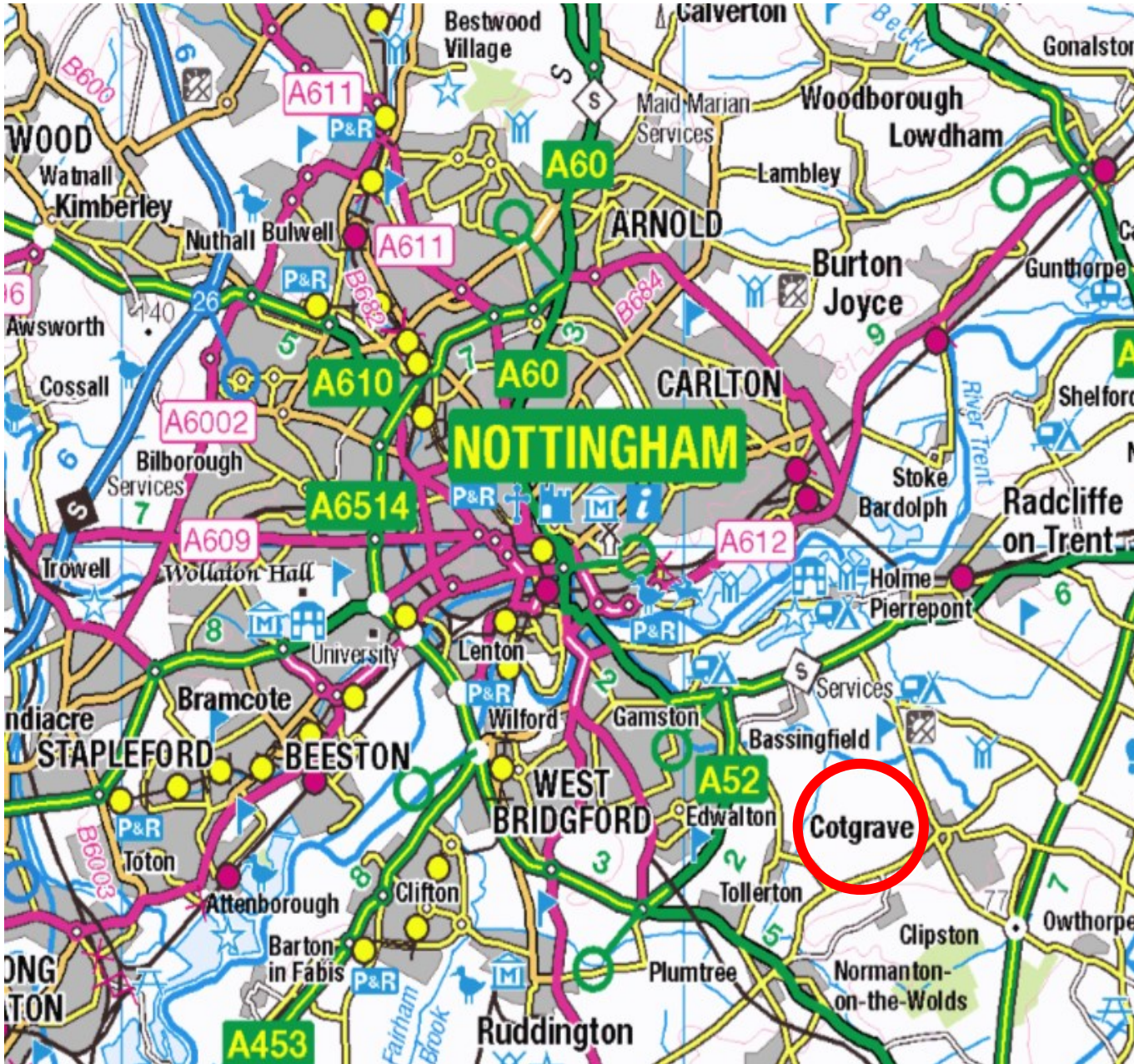
The village further benefits from leisure centres, public houses, library, pharmacy, medical centre and a selection of food outlets.


Key:


- Pharmacy
- Schools
- Post Office
- Leisure Facilities
- Library
- ◆ Bus Stops
- Convenience stores



LOCATION PLAN



 **Approximate Travel Distances**

 **Locations**


- Nottingham - 5 miles

 **Nearest Airport**

- East Midlands Airport - 17 miles

 **Nearest bus stop**

- East Access - 200 ft

 **Nearest Schools**

- Cotgrave C Of E Primary School - 0.3 miles
- Cotgrave Candleby Lane School - 0.4 miles
- The West Bridgford School - 6 miles
- Nursery and Preschool - 0.4 miles

Cotgrave boasts abundant open areas and parks



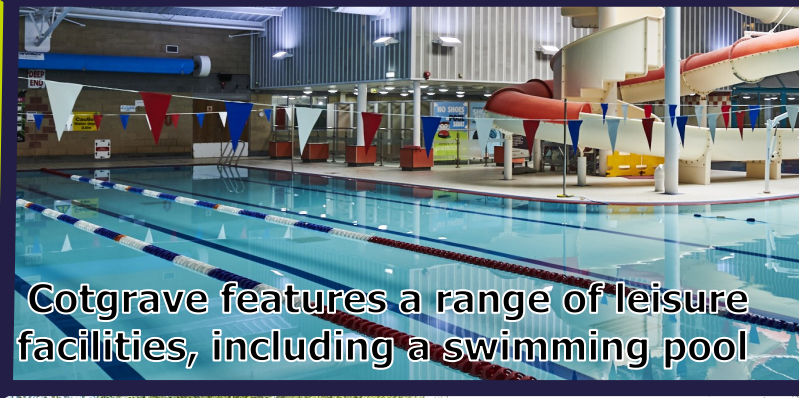
Cotgrave Candleby Lane School: rated outstanding by OFSTED in 2023



**COTGRAVE:
WHERE
COMMUNITY AND
COUNTRYSIDE
CONNECT!**



A brand new, state-of-the-art Health and Community facility



Cotgrave features a range of leisure facilities, including a swimming pool



Cotgrave bustles with a plethora of shops and independent stores



Embark on historic canal side walks along the Grantham Canal

PROPOSAL

Should you wish to receive a Bid Proforma please confirm your expression of interest not later than **30/5/24**. Proposals should confirm:

- The land is to be sold with the benefit of the resolution to grant Outline Planning Permission ref 21/00231/OUT strictly in accordance with the Planning Conditions and S106 agreement.
- The Purchaser should confirm that the offer submitted has Main Board approval.
- Should the offer be accepted subject to contract, the Purchaser shall provide a legal undertaking to pay the sellers legal costs should the sale not legally complete by the date agreed upon instructing solicitors.
- Grangers Land & New Homes may with the consent of the seller request to be retained in the future sale of new homes at 1% plus VAT.
- All reports and surveys shall be assigned to the Purchaser with letters of reliance provided.

Grangers Ltd. and its Joint Agents hereby declare that: 1. They lack the authority to provide any representation or warranty regarding any property, whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and accept no responsibility for any statements, representations, warranties, or otherwise made in the particulars, and you should not rely on those in the particulars. 3. The particulars are provided in good faith, serve as a general guide only, and do not constitute or form an offer or a contract, or part thereof. 4. Any photographs, descriptions, plans, measurements, distances, and other details in the particulars are approximate estimates only, taken as the property appeared at the time, and should not be relied upon as factually accurate. 5. Grangers Ltd. assumes prospective purchasers/tenants have conducted inspections to ensure that the information in the particulars is correct.



Indicative Street Scene