

Proposed Residential Development Opportunity

Land to the East of Beck Lane, Skegby, Nottinghamshire

savills

Richborough



DEVELOPMENT SUMMARY

- Prominent high profile development opportunity
- Established residential location
- Accessible location
- Prominent roadside location off Beck Lane
- Freehold greenfield Site
- Pending outline planning application for 230 dwellings
- Gross area approximately 23 acres (9.3 ha)
- Expressions of Interest invited by 12 noon on **Friday 28 June 2024**

THE VISION

The proposed development aims to create an attractive and sustainable residential area in Skegby that caters to the needs of modern families. The goal is to design a development that positively responds to the local setting while providing a new neighbourhood that can be enjoyed by all.

In addition to providing high-quality homes, the development will also include affordable housing to ensure that the new neighbourhood is accessible to a wide range of people. This will help to create a diverse and inclusive community that is representative of the wider area.



Illustrative Masterplan

LOCATION

The subject Site is situated to the east of Beck Lane, Skegby. Located approximately 2.25km to the north-east of Sutton-in-Ashfield and approximately 2.5km to the west of Mansfield.

Beck Lane connects with the A617 to the north, Kings Mill Road and the A38 to the south, providing onward access to Sutton-in-Ashfield, Mansfield and a number of surrounding towns and cities.

Local Amenities

The Site benefits from local amenities in Skegby and Ladybrook, including a convenience store, supermarkets, healthcare and retail commensurate with the size of the village. In addition, the nearby centres of Sutton-in-Ashfield and Mansfield provide additional retail and leisure services.

DESCRIPTION

The Site comprises approximately 9.3ha (23 acres) comprising two field parcels separated by a farm track that serves the Ashland Farm farmhouse (the Farm is excluded from the sale).

The farm track is also the existing access point to the wider Site. The farm track would need to be retained under proposed development plans as continued access to the farmhouse.

The Site is bordered by Beck Lane to the north and west and agricultural land to the south and east. It is fairly regular in shape and is currently tenanted, with vacant possession provided upon completion.

KEY

The Hawthorns	1
Allocation	2
The subject Site	3
Allocation	4 - 6
Kings Wood	7
Consented Site	8
Allocation	9 - 10



Illustrative Plan of Surrounding Allocations

PARAMETER PLAN LEGEND

-  Site boundary
-  Residential Zone (Use Class C3(a) including public open space, ecology, drainage, landscaping and associated infrastructure). Dwellings to be a maximum of 3 storeys.

Illustrative Red Line Sale Plan

PLANNING

Richborough has submitted an outline planning application for the development of upto 230 dwellings, open space, landscape and drainage infrastructure, with all matters reserved except for access. Application reference: V/2023/0679 (Validated 12 April 2024)

NEXT STEPS

Richborough and Savills are seeking Expressions of Interest (EOI) for the freehold of the Site subject to confirmation of the planning application; by 12 noon on Friday 28 June 2024.

EOI's need to be in writing, confirming the Buying Entity and key contacts associated

Please send EOI's in writing to Ann and Joe from the contacts listed below:

Ann Taylor

ataylor@savills.com
07866 813 685

Joseph Houlcroft

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07816 184015

Alex Anderson

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07940 179069

Jordan Gresham

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07917 643087

Upon confirmation of EOI's, access to the Savills datasite which will contain surveys and reports will be made available.

If you have any queries, please contact any of the contacts listed above.



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