

FOR SALE

ROADSIDE DEVELOPMENT SITE WITH A1 FRONTAGE & ACCESS

AT CROMWELL HALT CROMWELL NEWARK NOTTS

- 2 Acres or thereabouts of Land for Development
- 262m (860') Frontage to A1 Trunk Road – shortly to be upgraded to Motorway standard
- Existing Planning Consent for 40 Bedroom Hotel and Restaurant with Managers flat and parking
- Potential for alternative Roadside Development subject to Planning which would include:
 - Roadside Diner
 - Motel
 - Truckers Stop
- Excellent Site Visibility
- Excellent access from and to the A1 Southbound Carriageway
- On part of the site planning has in addition been granted for construction of a new Cafe

SITUATION

A prominent development site with a highly visible frontage to the Southbound Carriageway of the A1 Trunk Road, which is in the Department of Transport's schedule for upgrading to full Motorway status.

For ease of identification an Ordnance Survey Plan is attached to identify the development opportunity in greater detail. Newark is approximately six miles South and Retford thirteen miles North. Existing roadside services in the vicinity are at Markham Moor, ten miles North where McDonalds, Petrol Filling Station, Little Chef and Travelodge are found and Newark two miles South where a Petrol Filling Station, Little Chef and Travelodge are located.

DESCRIPTION

The site is positioned adjacent to the A1 and amounts to two acres or thereabouts of land, which is available for development. Direct access to and from the Southbound Carriageway of the A1 is provided to the site from its northern apex. A Stream and Culvert bisect the southern section of the site as identified on the Ordnance Survey Plan, where there is a separate planning consent for the construction of a new café on the site where a Truck Stop Café originally existed which was a regular stop-off point for drivers of heavy goods vehicles.

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DIMENSIONS

Frontage to A1	262m (860') or thereabouts 207m (680') frontage from Culvert to Northern bound- ary)
Maximum Site Depth	46m (150') or thereabouts
Site Area	2 Acres or thereabouts

TOWN PLANNING

Detailed planning consent was granted in 1965 and as development partially commenced, Newark & Sherwood District Council accept that the permission granted in 1965 is still valid for a three storey block containing 40 letting bedrooms and staff accommodation and a linked two storey restaurant with ancillary external parking and manoeuvring area. A copy of the planning consent is available for inspection in the agents office for prospective purchasers.

Subject to formal consent, it is our opinion that the layout and design could be amended to a single storey structure in line with present design standard criteria.

Planning consent was likewise granted on the 18th June 2014 for the demolition of existing café and construction of a new café.

The demolition of the existing café has occurred.

The planning consent granted is on the basis of a footprint of a new café in the order of 98 sq m.

PURCHASE PRICE

Offers are invited in the order of £250,000 for the benefit of the freehold interest.

It should be noted that as a condition of the sale there will be a restrictive covenant placed on the land reserving the right for the vendor to benefit from a proportion of the enhanced value of the site should planning consent be granted in the future for a Petrol Filling Station.

SERVICES

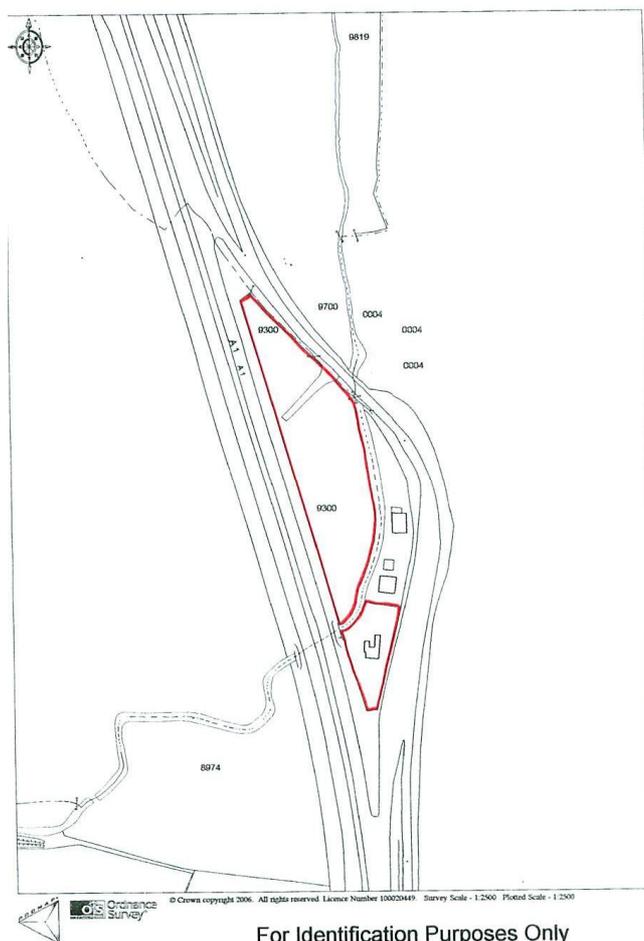
Mains water and electricity are available, drainage to the truckers stop is presently by way of a septic tank.

TENURE

The site is freehold.

VIEWING

The site is open for viewing. For further information please contact the sole agent Mathias Perry Limited.



MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoings.

