

Station Road, Collingham, Nottinghamshire, NG23 7PY



Development Opportunity Suitable for a Variety of Uses STP

- ❑ 2.8 acres approx.
- ❑ Close to major transport infrastructure
- ❑ Suitable for health, leisure or housing (9 units under planning in principle rules).
- ❑ Land can be split
- ❑ Further land available by separate negotiation

Price Guide: £900,000



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Development opportunity subject to planning. Approximately 2.8 acres of land situated to the East of the railway line between Station Road and Cross Lane in Collingham, Newark with an asking price of £900,000.

The land is situated in a tranquil semi-rural setting.

Currently it comprises a large detached bungalow, out buildings and extensive lawned gardens, for sale as a single lot, although the land and home can be sold separately.

Adjacent land may also be available, subject to separate negotiation.

In the current Newark & Sherwood District local plan the land is designated as Outside the Urban Boundary and Village Envelope, but the land is not Green Belt. Policies DM1; SP3 and DM8 apply to potential development.

The land is suitable for a care or leisure facility, but we now understand that the new 'Planning in Principal' rules may also allow limited residential development.

Collingham is a thriving village with its own railway station and easy access to both the A46 and A1. It has a population of more than 2700 people (2011 Census) and benefits from having a range of shops and services including three churches, three pubs, a post office, medical centre, pharmacy, dentist, library and a primary school as well as train and bus services to Lincoln and Newark.