



FennWright
Water & Leisure



Belvoir Lakes, Kilvington, Nottingham

Significant leisure development with planning permission, extending to 229 acres



Introduction

Belvoir Lakes is a unique opportunity to acquire and develop a leisure based development with the benefit of planning permission for 34 self-catering holiday lodges and a 25 bed inn building together with a large facilities building. The 25 bed inn is designed to also incorporate 6 x 4 bed apartments instead of 25 bedrooms.

Location

Belvoir Lakes is situated within the heart of the Vale of Belvoir, 8 miles south of Newark and 30 miles south west of Grantham. The property has good access to the A46 and the A1.

The Property

Belvoir Lakes is a former gypsum site extending to approximately 229.4 acres (92.8 ha), which includes four lakes with a water area of over 70 acres situated within an undulating and gentle sloping site with the benefit of some established woodland.

The property includes the former Steding Glebe Farm, a detached red brick two storey farmhouse with a range of former agricultural buildings. Planning permission has been implemented with the construction of nine concrete pads with services.

The Business

The current owners are operating a commercial day ticket business on three of the lakes. Current annual turnover in the region of £50,000.

Inert Material

The current owners have consent to import 500,000m³ of inert material to raise the levels between lakes 2 and 3.



Planning

Planning application reference 18/01269/FULM “Development of 34 self-catering holiday units, a 25 bed inbuilding, water sports building, storehouse and outfitters along with a commercial and education unit, nature trails, cycle trails, pathways and family facilities.

Rerouting of a public right of way (variation to Condition 33 attached to the planning permission 14/02023/FLUM to amend the wording)”.

Non-material amendments have been approved comprising:-

19/00998/NMA – Non-material amendment for the minor amendment of location of public right of way to south of site and very minor alterations to the locations of lodges with Phase 1 – approved 23rd October 2019.

18/01146/NMA – Non-material amendment for the design amendment to lodges (retaining overall style, but reducing building envelope) and replacement of all 4 bedroom lodges with 2 or 3 bedroom lodges (total number of lodges unaltered) – approved 11th July 2018.

18/00451/NMA – Non-material amendment to the site layout for the replacement dwelling at Meadow Lea to the eastern side of the site, which was previously shown as proposed native woodland planting – approved 29th March 2018.

17/01319/NMA – Non-material amendment for the amendment to the roofline on the proposed lodges from a grass roof to a membrane roof in a light grey – approved 25th September 2017.

Planning application reference 19/01097/FULM – Application made under Section 73 to remove Condition 21 attached to planning permission 14/020323/FULM. Planning permission granted on appeal – lodges with occupancy condition stating holiday use only/no occupation as a sole or main residence.

Services

Belvoir Lakes has the benefit of electricity substation with 3-phase supply and mains water.

Agents' Notes

Tenure & Possession

The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock

The sale includes fixtures and fittings and fish stocks within the lakes. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

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Photographs taken: 2021
Particulars prepared: October 2022

Guide Price
Offers in Excess of £3 million

Safety Note to Buyers

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!

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