

DEVELOPMENT SITE

FOR SALE



Development Site, Cow Lane, Newark  
NG24 1HQ

#1225541/2025C

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# DEVELOPMENT SITE

COW LANE, NEWARK, NG24 1HQ



Agreement

For Sale



Detail

Potential development site, suitable for a variety of different uses, subject to receipt of the necessary planning permissions, occupying an attractive riverside location within the heart of Newark Town Centre



Guide Price

£2 million



Size

The site extends to approximately 0.75 hectares (1.85 acres)



Location

Newark, NG24 1HQ



Property ID

#1225541/2025C

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The site comprises a cleared and level site set in an attractive riverside location with access taken off Cow Lane from North Gate, the main road into the town centre from the A46 to the north.

The site is bordered on its western side by the River Trent, to the south by well-established housing and to the east by a variety of different commercial uses, including a retail park and Aldi supermarket. Access into the site is in its north western corner from Cow Lane.

The buildings on the site were previously demolished, albeit sections of the site are still partly surfaced with concrete slab.

The northern, eastern and southern boundaries of the site are secured by way of an 8 foot high concrete post and chain link fence.

## Site Area

The site extends to approximately 0.75 hectares (1.85 acres) and has a site depth north to south of circa 130m (426ft) and a width west to east of circa 60m (197ft) at its widest point, towards the southern end of the site.

## Services

We understand that all mains services are available within the vicinity of the site. Please note, however, that we cannot give any guarantee as to the location or capacity of these and prospective purchasers should make their own enquiries in this regards.

Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

Historically, the site was used for many years by the Bradford Moor Iron and Steel Company as a scrap metal merchants. However, the owners have decontaminated the site and undertaken all remediation work in accordance with the requirements of the Environment Agency. Documentation is available to confirm this.

The site does not currently benefit from any Planning Permissions. However, the mixed used character of the surrounding area, coupled with its accessible location so close to the town centre, would make it suitable for a variety of different uses in our view, including Care, Assisted Living, Retirement Living, high density private residential and hotel/leisure/retail use.

The site is located within a Conservation Area.

It is a Post Code area defined by the Environment Agency as being at very low risk for surface water and/or flooding from rivers and the sea.

## Rates

The site is not currently assessed for Business Rates. However, it will need reassessing in due course depending on the end user.

## Tenure

The site is owned Freehold and will be sold with vacant possession on completion. The land has access over Cow Lane at all times and for all purposes. Further details on the Title are available on request.

## Method of Sale

The site is being offered **For Sale** by way of private treaty.

Offers are invited on either an unconditional or conditional subject to Planning basis.

## Price

**Guide Price £2 million**

## VAT

VAT may be payable in addition to the purchase price at the prevailing rate. This will be confirmed in due course.

## Viewing

Viewing is strictly by appointment only, booked through the Agents.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The site occupies a prominent location within Newark Town Centre, just off Cow Lane, which in turn adjoins North Gate, the main route into the town centre from the A46/A17 roundabout to the north east.

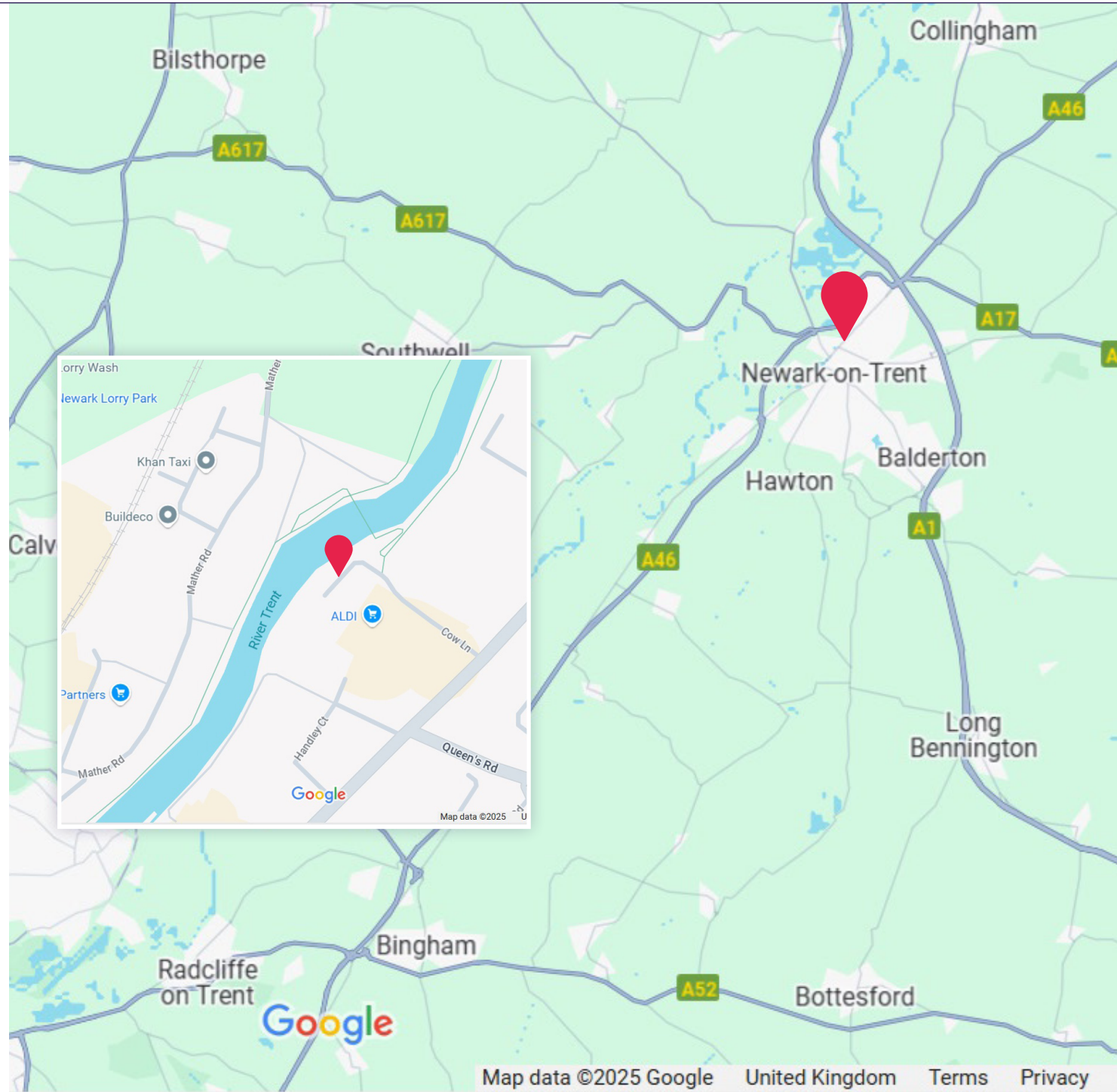
The surrounding area is mixed use in character with a wide range of commercial uses nearby, together with a variety of residential dwellings towards the southern end of the site.

The Northgate and Maltings Retail Parks are situated immediately fronting North Gate, adjacent to the site, where a wide range of national retail multiples are represented, including M&S, B&Q, Boots, Home Bargains and Costa. There is also an Aldi supermarket found immediately to the east.

The town centre is situated a 2 minute walk to the south east.

Newark is a well-regarded East Midlands Market Town, which sits in a strategic location at the junctions of the A46, A1 and A17 major trunk roads. The town also sits on the East Coast Main rail line, with regular services to London King's Cross in the south and various cities to the north, including York, Newcastle and Edinburgh.

The town has a resident population of circa 30,345 (2021 Census) and a catchment of 123,000. It is the administrative and shopping centre for the district of Newark & Sherwood and is situated approximately 20 miles to the north east of Nottingham and 20 miles to the south west of Lincoln.







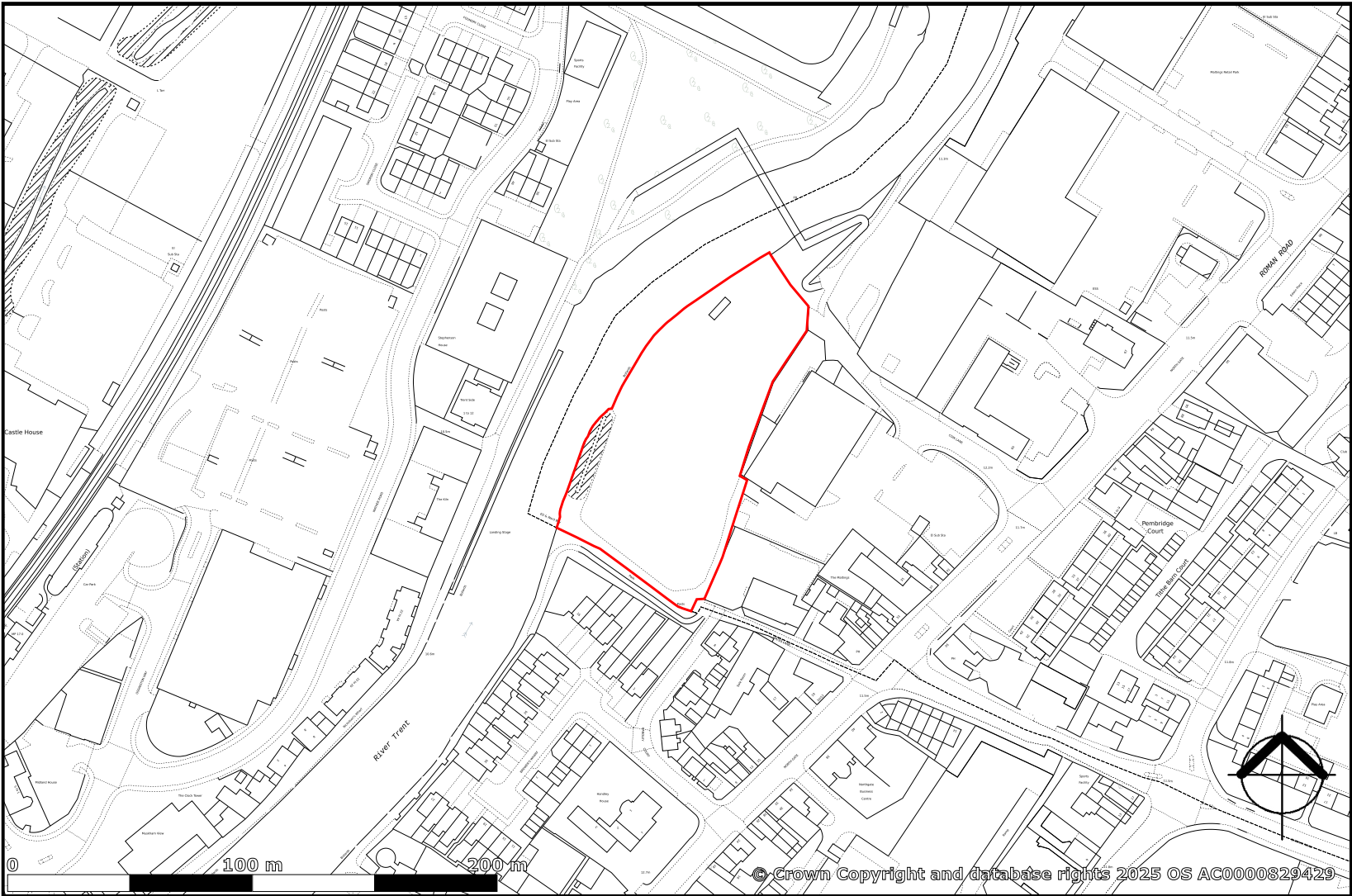
Google







COW LANE, NEWARK, NG24 1HQ



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Plotted Scale - 1:2,500