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Water & Leisure



Belvoir Lakes, Kilvington, Nottingham

Significant leisure development with planning permission, extending to 229 acres



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. Available as a whole or in 3 Lots.

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 is 6 miles (9 minute drive) from the A1.

Lot 1

Extending to approximately 113 acres (45.7 ha) and offers a rare opportunity to acquire and develop a premier leisure property with planning permission already secured for over 90,000 Sq. Ft. of development, split across the following".

34 self-catering holiday lodges, totalling 61,192 sq. ft. of development, across four lodge types:

- 12 x 2-Bed Lodges, averaging 1,474 sq. ft. each
- 12 x 3-Bed Lodges, averaging 1,700 sq. ft. each
- 6 x 4-Bed Lodges, averaging 2,034 sq. ft. each
- 3 x 6-Bed Lodges, averaging 2,572 sq. ft. each

A 25-bed hotel/inn, totalling 20,343 sq. ft., with the option to be reconfigured into six 4-bedroom apartments.

A large water sports and facilities building, totalling 9,000 sq. ft.

There is scope, to alter the current planning permission using the above development footprint, which is fully implemented.

Lot 2

Extending to approximately 16 acres (6.5 ha), an area of mixed broadleaf woodland and grassland accessed off the adjacent council road.

The purchaser will be responsible for erecting a new stock proof fencing along the boundary adjoining Lot 1.



Lot 3

Extending to approximately 94 acres (38 ha), two well established lakes currently stocked with carp up to 30lbs, pike and other mixed coarse fish species and managed on a day ticket basis.

More recently wild camping has been developed improving a popular diversification.

<https://www.pitchup.com/campsites/England/Central/Nottinghamshire/Nottingham/belvoir-waters/>

Further information on the business is available from the Agents.

Planning

14/02023/FULM - Development of 34 self-catering holiday units, a 25-bed Inn building, Watersports building, Storehouse and Outfitters along with a commercial and educational unit, nature trails, cycle trails, pathways and family facilities. Re-routing a public right of way.

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.

24/00724/S73M - Application for variation of condition 01 to substitute approved phasing plan drawing and alter development phasing attached to planning permission 19/01097/FULM.

Belvoir Lakes also offers the opportunity subject to planning the possibility of a single dwelling instead of the current planning permissions.

Overage Clause

The previous owners, British Gypsum implemented an overage clause based on 25% of the uplift in value, which is has a base value which is RPI linked.

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/Michael Paul Consultancy 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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Important Notice

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Local Authority

Newark and Sherwood District Council
Castle House
Great North Road
Newark
Notts
NG24 1BY

T: 01636 650000

Photographs taken: 2021

Particulars prepared: February 2025

Guide Price

Whole—Offers in the region of £1,950,000

Lot 1—Guide £950,000

Lot 2—Guide £250,000

Lot 3—Guide £750,000

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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Viewing strictly by appointment with joint sole agents:

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