

Greenfield Convenience Store Development Site

For Sale



Convenience Store Development Site, off Dunsmore Avenue, Chapel Lane,
Bingham, Nottingham
NG13 7AB

#1241100/2026F



Convenience Store Development Site

off Dunsmore Avenue, Chapel Lane, Bingham, Nottingham, NG13 7AB



Agreement

For Sale



Detail

Greenfield Convenience Store Development Site close to Bingham Town Centre with Reserved Matters Permission for the erection of a 293 sq m (3,154 sq ft) convenience store with 22 car parking spaces



Price

£400,000



Size

The site extends to about 0.20 hectares (0.5 acres)



Location

Nottingham, NG13 7AB



Property ID

#1241100/2026F

For Viewing & All Other Enquiries Please Contact:



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Director

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Site

The site comprises a cleared greenfield development site extending to circa 0.20 hectares (0.5 acres) with Reserved Matter Planning Permission for the erection of a new convenience store, found to the north of Bingham Town Centre, within the heart of the new Barratt/David Wilson Homes Roman Quarter and Taylor Wimpey Bingham Gate Housing Schemes, which will, on completion, comprise over 1,000 new homes.

The site is bordered to its eastern side by Chapel Lane, to the north by Dunsmore Avenue and to the west by the new Bingham Primary School. Access onto the A46, linking Nottingham and Leicester to the south west, with Lincoln to the north east, is available a short drive to the north.

The town's Lidl food store can be found immediately to the south, directly opposite the recently opened Town Leisure Centre. The other food stores within the town are limited to an Aldi supermarket on Nottingham Road and small Coop and Sainsbury Local Convenience stores around the Market Place.

Services

We understand that all mains services are available within the vicinity of the site. Interested parties are, however, advised to make their own investigations with the relevant utility service providers in terms of the location and capacity of these services.

Town & Country Planning

Reserved Matter Planning Permission was granted on 27th November 2025 by Rushcliffe Borough Council, dated 27th November 2025 (under reference number 25/O1507/REM), relating to access, appearance, landscaping, layout and scale for a convenience store. This follows the grant of the original Outline Planning Permission in December 2013, relating to the original wider mixed use site (reference 10/O1962/OUT) and a number of subsequent variations and reserved matters applications approved in February 2018 and February 2019 respectively.

The proposed works on the site can be summarised as follows: *the erection of a new building to accommodate a convenience store (Use Class Order Class E(a)) with Gross Internal Area (GIA) of 195 sq m of retail floor space and GIA 98 sq m back of house storage and office, staff room & WC. The application also proposed 22 car parking spaces (including 2 x accessible and 3 x EV spaces); a loading area; a secure service yard; a single vehicular access/egress point from Dunsmore Avenue; and hard and soft landscaping.*

Interested parties are, therefore, advised to make their own enquiries with the Local Planning Authority as regards their proposals for the site.

Method of Disposal

The site is being offered for sale by way of private treaty, with offers to be submitted on an unconditional subject to contract basis only.

Guide Price

£400,000

Tenure

The property is being offered For Sale Freehold with vacant possession on completion.

Please note that the land is to be sold subject to a clear obligation on the purchaser to deliver the approved convenience store within set timescales, ensuring active development rather than land banking. Safeguards are included, allowing the previous owner of the land to recover the site if the development is not progressed as agreed. Any prospective purchaser must review the legal documentation in full to understand the detailed scope and operation of these obligations. A copy of the Transfer document confirming the full details of these conditions is available on request.

VAT

VAT may be charged in addition to the purchase price at the prevailing rate.

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

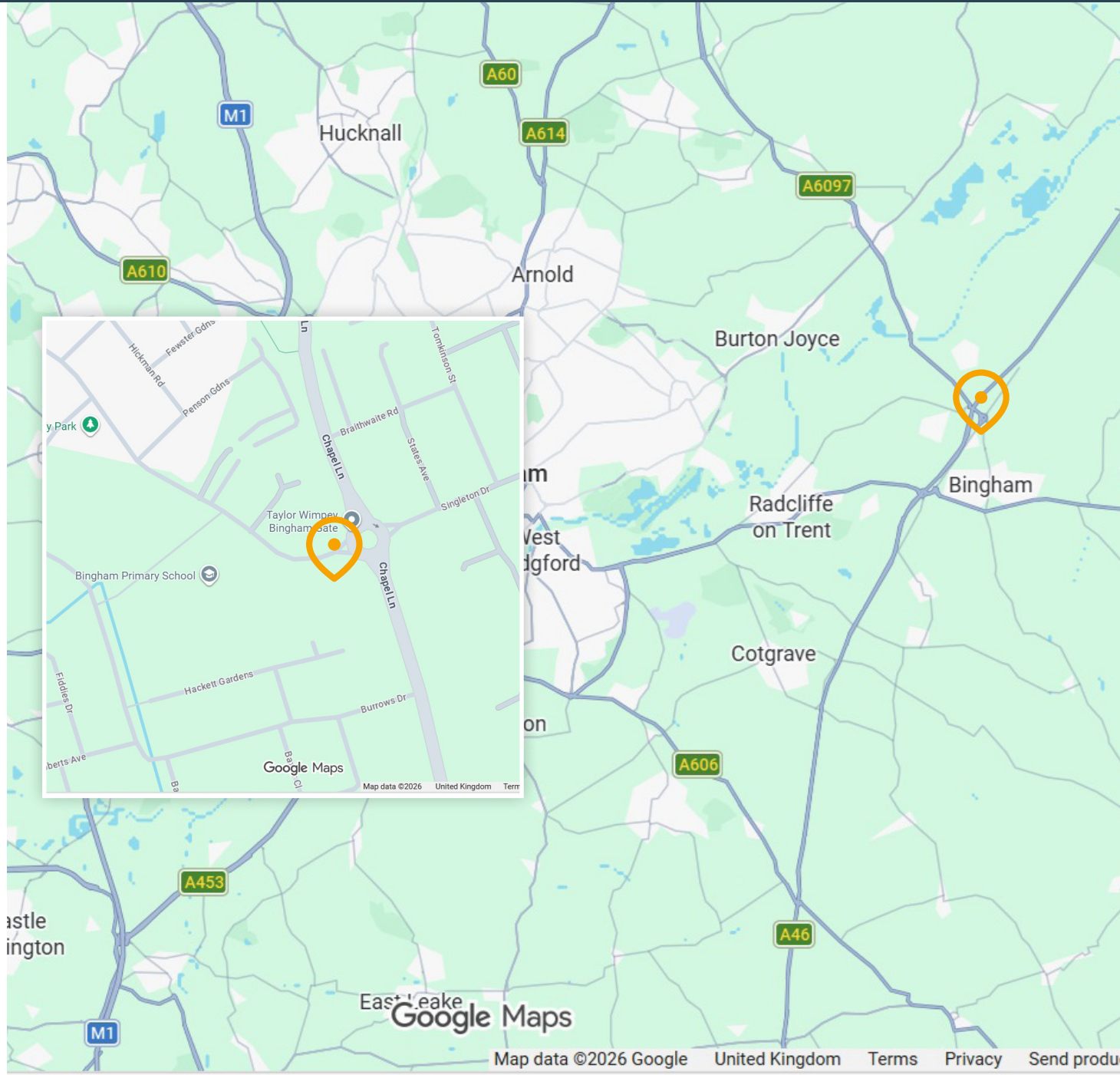
The site is situated in a prominent location on the roundabout junction of Chapel Lane, Dunsmore Avenue and Singleton Drive, to the north of Bingham Town Centre, within an expanding housing scheme, Roman Quarter, which is being developed by Barratt/ David Wilson Homes and Bingham Gate, which is being developed by Taylor Wimpey. The development will, on completion, provide over 1,000 new homes.

Bingham Town Centre is located about 1/3 mile to the south and access onto the A46 trunk road, which links Nottingham and Leicester to the south, with Lincoln to the north, can be found about ¼ of mile to the north.

Bingham is an attractive and popular Nottinghamshire Market Town with a resident population of circa 10,000 and is situated in an easily accessible location at the junctions of the A46 and A52 trunk roads, which border the western and southern boundaries respectively of the town, about 11 miles east of Nottingham, 14 miles south west of Newark on Trent and 16 miles west of Grantham.

The town offers a good range of local amenities including 5 schools, including 4 primary and junior schools and 1 comprehensive school – Toot Hill, together with a new Leisure Centre, within walking distance of the site just off Chapel Lane.

The town's Lidl food store can be found immediately to the South, directly opposite the recently opened Town Leisure Centre. The other food stores within the town are limited to an Aldi supermarket on Nottingham Road and small Coop and Sainsbury Local Convenience stores around the town Market Place.

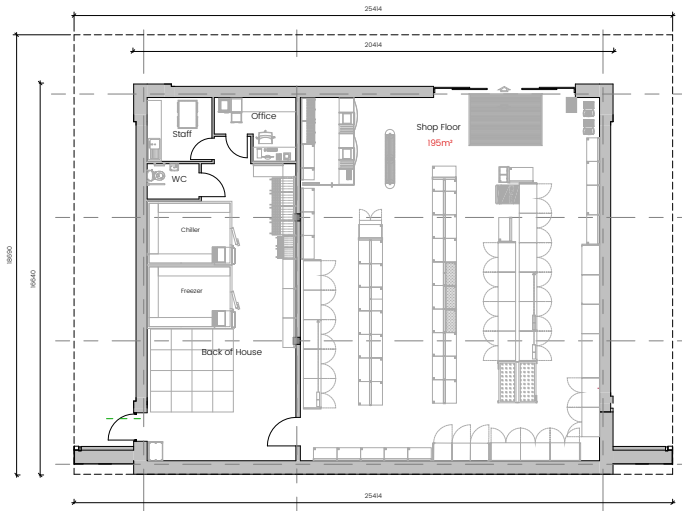




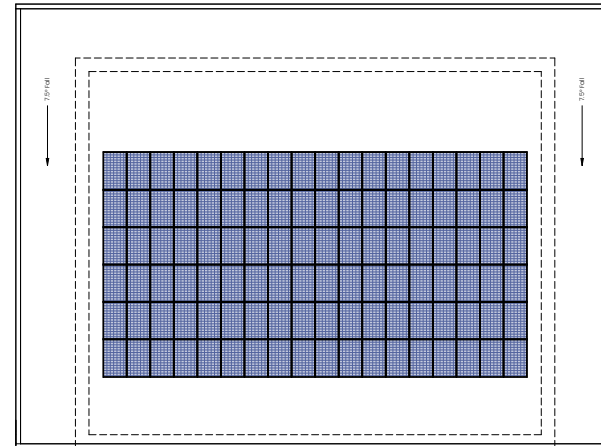
Google Maps



Consultants shall verify all dimensions on site before commencing any work or making any shop drawings. All dimensions are to be obtained by setting from the drawing, all materials specified on this drawing are to be used strictly in accordance with the manufacturer's details, recommendations and current codes of practice. Copyright © in this drawing and any design therein is the copyright of SGA - it is forbidden to print, copy, reproduce or disseminate without their written consent.



Floor Plan
1 : 100



Roof Plan
1 : 100

Areas

Shop Floor - 195m²

Back of House - 98m²
Including Office, Staff Room & WC

REV	DATE	BY	DESCRIPTION	CHKD	APPD
P4	15.09.25		Revised following Planning Officers comments	AJC	AJC
P3	03.12.24		Planning Issue	RD	IA
P2	02.12.24		Design Development	RD	IA
P1	30.02.24		Preliminary Issue	RD	IA

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CLIENT
Lincolnshire Co-op

PROJECT
New Store - 300m²
Dunsmore Avenue, Bingham

TITLE
Proposed Floor & Roof Plans

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DISCIPLINE	NUMBER	REV
677	SGA	XX	ZZ	DR	A	100003	P4

SCALE @ A1 1 : 100 DATE Oct 24

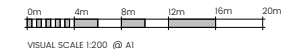
DRAWN RD CHECKED BY IA

VISUAL SCALE 1:100 @ A1

RIBA Registered Architects Board
ARB
SSIP
Constructionline



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Key

— Site Boundary
0.53acres (2,155 m²)

REV	DATE	DESCRIPTION	BY	CHKD
P6	15.09.25	Revised following Planning Officers comments	AJC	AJC
P5	28.08.25	Final layout related to Service Road	AJC	AJC
P4	14.07.25	Revision to EV parking arrangement and loading bay	AJC	AJC
P3	10.02.25	Further dimensions added to site boundary	AJC	IA
P2	02.12.24	Scheme Development	RD	IA
P1	30.02.24	Preliminary Issue	RD	IA

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CLIENT
Lincolnshire Co-op

PROJECT
New Store
Dunsmore Avenue, Bingham

TITLE
Site Plan

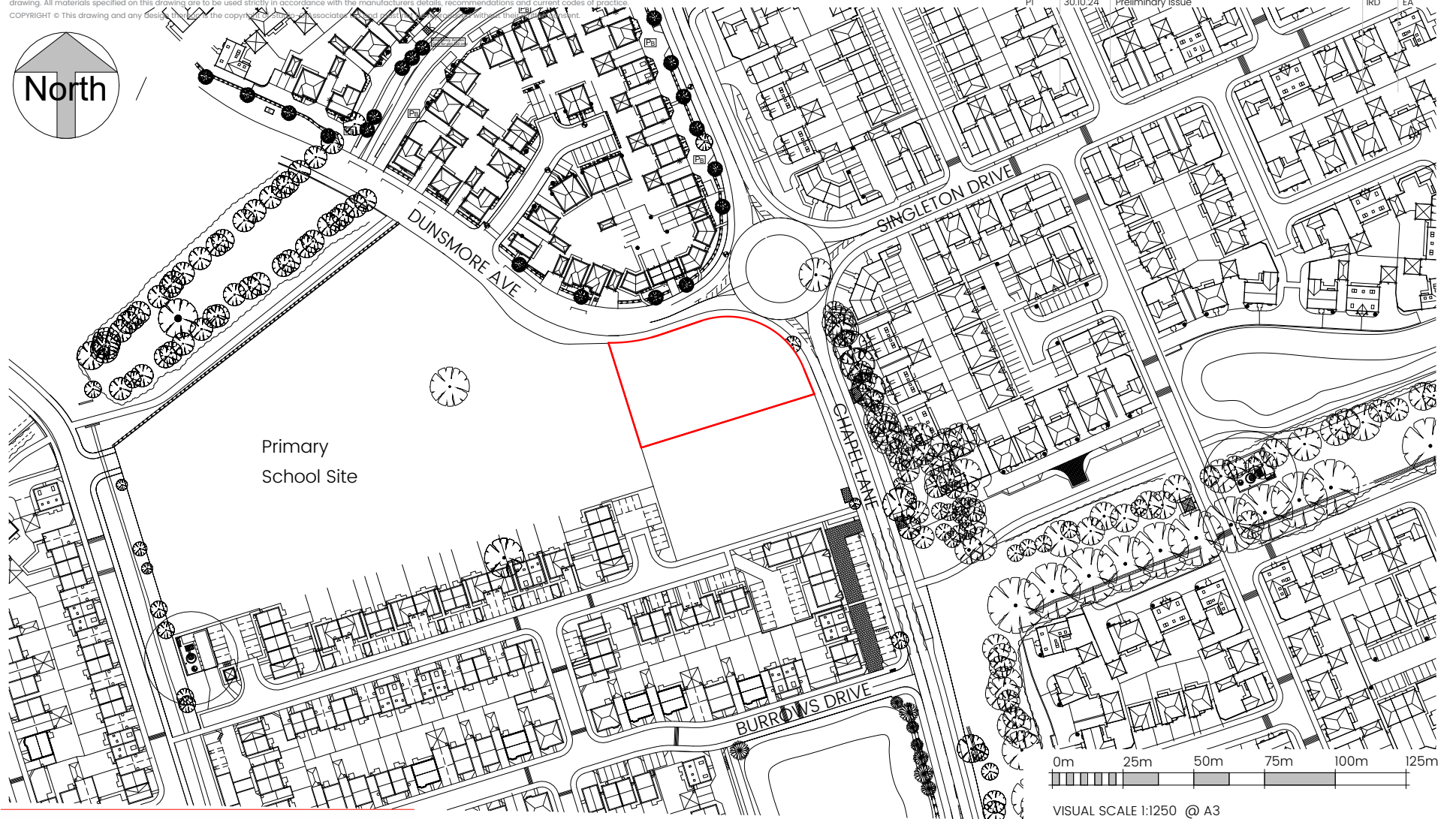
PROJECT ORIGINATOR ZONE LEVEL TYPE DISCIPLINE NUMBER REV
677 | SGA | XX | SL | DR | A | 100002 | P6
SCALE @ A1 1:200 DATE Oct 24

DRAWN: RD CHECKED BY: EA
RIBA Registered Architect
ARB Registered Architect
SSIP Construction Skills Certification Scheme

Site Plan
1:200

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rev	date	rev notes	drn	chk
P1	30.10.24	Preliminary Issue	IRD	EA



VISUAL SCALE 1:1250 @ A3

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CLIENT **Lincolnshire Co-op**
PROJECT **New Store**
Dunsmore Avenue, Bingham
TITLE **Site Location Plan**

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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	DISC1	NUMB	REV
677	SGA	XX	SL	DR	A	00001	P1
SCALE @ A3	1:1250	DATE	Oct 24	DRAWN BY	IRD	CHECKED BY	EA

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