



Existing access permanently closed with new native hedgerow.

New private driveway serving plots 1-4 only

Existing access retained to serve existing dwelling only

New garage to serve existing dwelling

Existing Dwelling
 * Original elements of existing house retained, but with later flat roofed rear extension removed.

verify with all Statutory Authorities and Employer the local and condition of any underground or overhead services or confirm that none exist prior to work commencing on site.

CDM Regulations 2015:



Denotes a significant hazard or difficult to manage procedure. Please refer to 'Designer Risk Assessment' for further information regarding mitigation of hazards.

CDM Regulations, require all projects to:
 - Have workers with the correct skills, knowledge, training and experience.
 - Contractors providing appropriate supervision, instruction and information.
 - A written Construction Phase Plan.
 Swain Architecture are appointed as 'Designer' only, unless appointed by the client in writing to confirm Swain Architecture's role as 'Principal Designer'.



C Plot 4 revised.
 Plot 4 & garage to main house
 03/23



Proposed	
Client:	Mrs J A Boneham
Project:	Lidgett House, Rufford Road, Edwinstowe
Drawing:	Illustrative Proposed Layout Plan
Number:	22.389 S03.01 Rev C

Guide Price £1,100,000
 LIDGETT HOUSE 18 RUFFORD ROAD | EDWINSTOWE | MANSFIELD | NG21 9HY

DEVELOPMENT OPPORTUNITY. An opportunity has arisen to acquire this this magnificent family home, in the heart of Edwinstowe that comes with building land. Sitting on just under an acre plot, it's offered with outline planning permission for up to four new dwellings (in addition to the existing dwelling) with all matters except access reserved, making this perfect for any developer.

The original Lidgett House dwelling will remain in place and requires some modernisation, whilst the two storey extension to the north aspect will need to be demolished to allow for a new access road serving the four new dwellings.

As you pull up outside you will instantly notice how well this eight-bedroom detached residence stands with surrounding gardens providing a brilliant backdrop in this historic village of Edwinstowe, close to Sherwood Forest. This incredible plot offers a wealth of space both inside and out, with multiple rooms to explore within and incredible grounds to match.

From the moment you step inside the main house you will immediately feel a sense of grandeur, the ground floor comprises a range of spectacular rooms including a conservatory, two family living rooms, a sitting room, a dining room, a kitchen, utility and a pantry, all offering versatility to become whatever your mind envisions.

To the first floor you will find six impressive bedrooms, one having the added luxury of its own en-suite, as well as two bathrooms located just off the landing. There are also two attic rooms on the second floor.

Externally you will find an established wrap around garden with gated driveway access, allowing for ample off-street parking, two double garages and three outbuildings which all offer plenty of versatility.

For further information on this opportunity, please contact our Land & New Homes division.





PLANNING

Outlined planning permission [reference 22/02417/OUT] was granted in March 2023 by Newark and Sherwood District Council for; Outline application for proposed residential development of up to four dwellings with all matters except access reserved. Part demolition of existing dwelling and outline permission with all matters except access reserved for the erection of detached garage to serve existing dwelling. Details of the applications can be obtained from Newark and Sherwood District Council planning portal

Porch

With surrounding windows to the front elevation.

Entrance hallway

With access to a handy WC and further access to;

Living room 13'10" x 23'4"

Spacious and airy with bay window to the front elevation along with a feature fireplace.

Sitting room 14'11" x 15'4"

With window and external door to the side elevation and further access to the conservatory.

Conservatory 9'8" x 16'8"

With surrounding windows and patio doors to the front elevation.

Living room

With feature fireplace and dual aspect windows to the side and bay window to the front elevation.

Dining room 9'11" x 12'11"

With two windows to the side elevation and further access into the kitchen. This room also gives access to the inner hallway.

Inner hallway

With access to the kitchen, external door to the side elevation and window to the rear.

Kitchen 10'2" x 18'8"

Complete with a range of wall cabinet and units, inset sink and drainer and all essential integrated appliances. Fitted with dual aspect windows with one to the right hand side and two to the left positioned either side of the external door leading outside. There is also a built in storage cupboard for additional storage along with a spacious pantry. Further access to the utility.

Pantry 5'0" x 12'0"

With fitted shelves on the walls and a window to the side elevation.

Utility 6'11" x 9'6"

Fitted with a range of attractive cabinets and units, inset sink and drainer and space and plumbing for a washing machine. With a window to the side elevation and access to the garage.

Garage 16'4" x 18'8"

Garage doors opening to the rear and window to the side elevation. Great versatility to use this room to your own advantage.

Landing

With three built in storage cupboards for added convenience. Leading access to;

Bedroom One 13'0" x 13'10"

Complete with Dual aspect windows; one window to the side and the other being a floor to ceiling bay front window.

En Suite 9'11" x 13'10"

Four piece suite comprising of a wash hand basin, low flush WC, bidet and a panelled bath. With built in wardrobe and cupboard space and a window to the side elevation.

Bedroom Two 13'0" x 13'10"

With dual aspect windows to the side and floor to ceiling bay window to the front elevation. This bedroom also benefits from built in wardrobes.

Bedroom Three 9'11" x 13'10"

With dual aspect windows to the side and the rear elevation along with fitted wardrobes to the side.

Bathroom 6'11" x 9'3"

Complete three piece suite including a wash hand basin, low flush WC and a panelled bath.

Bathroom 6'11" x 9'0"

Three piece suite fitted with a wash hand basin, low flush WC and panelled bath. With window to the side elevation.

Bedroom Four 9'1" x 12'10"

With built in wardrobes and window to the side elevation.

Bedroom Five 10'5" x 12'10"

With built in wardrobes, wash hand basin and window to the side elevation.

Bedroom Six 11'0" x 15'11"

Fitted with built in wardrobes and dual aspect windows to the side and rear elevations.

Attic Room One 9'9" x 13'1"

With velux window and window to the rear elevation.

Attic Room Two 9'9" x 13'1"

With window to the front elevation.

Outbuilding One

With double door entrance to the front giving access to the studio. With surrounding windows and access to an additional store room. With dual aspect windows to the side and rear elevation.

Outbuilding Two

Separated into two separate rooms and both accessed externally from the side elevation. The front storage room a window to the side elevation.

Outbuilding Three

With access from the side elevation and window to the side elevation. This room can be used to your own advantage.

Garage

Very versatile space which can be used to your own advantage and accessed from the front elevation.

Outside

Well maintained plot, just under an acre in size. Building plot for 4 large detached properties. Mainly laid to lawn garden space to all aspects of the house. With three separate outbuildings to use to your own advantage. This property also has space for private off-road parking.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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