



£650,000

RUFFORD ROAD | | EDWINSTOWE | NG21 9HY

**BuckleyBrown**  
ESTATE AGENTS

## A Rare Development Opportunity in the Heart of Edwinstowe!

An exceptional opportunity has arisen to acquire a prime residential development site in the heart of Edwinstowe, one of Nottinghamshire's most desirable and character-rich villages.

Occupying a substantial plot of just under an acre, this unique parcel of land enjoys a tranquil yet central location, offering both privacy and convenience. The site benefits from outline planning permission (granted March 2023 by Newark and Sherwood District Council – Ref: 22/02417/OUT) for the construction of up to four new residential dwellings, with all matters reserved except access.

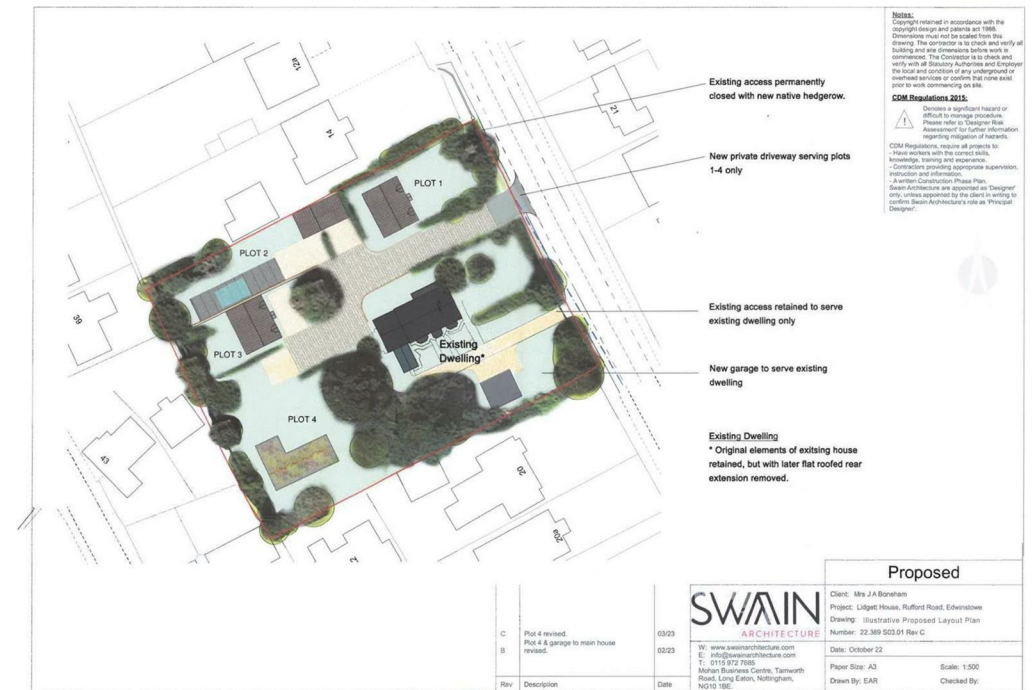
The proposed development surrounds the existing Lidgett House, a characterful family home that the current vendor intends to retain.

Whether you are a small-scale developer seeking a boutique project or an experienced builder looking to add value in a high-demand area, this is a rare chance to deliver a bespoke residential scheme in an attractive and well-established village setting.

Edwinstowe offers an outstanding quality of life, blending historic charm with modern amenities. It's home to Sherwood Forest, the legendary Major Oak, a thriving high street, excellent local schools, and superb transport links to nearby market towns and the wider region.

Full planning documentation and associated drawings can be accessed via Newark and Sherwood District Council Planning Portal – Planning Ref: 22/02417/OUT.

Call the office today on 01623 6336633, to discuss this fantastic development opportunity further.

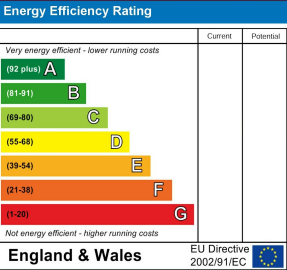


Outline Planning Permission  
Outlined planning permission (reference 22/02417/OUT) was granted in March 2023 by Newark and Sherwood District Council for; Outline application for proposed residential development of up to four dwellings with all matters except access reserved.

Part demolition of existing dwelling and outline permission with all matters reserved except access 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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



LAND AT 18  
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