



**Land On The Southside Of Witham View
Gretton Close, Claypole Newark NG23 5AF**

welcome to

Land On The Southside Of Witham View Gretton Close, Claypole Newark

- RARE OPPORTUNITY FOR A BUILDING PLOT IN CLAYPOLE
- FREEHOLD DEVELOPMENT SITE
- EXCELLENT VILLAGE LOCATION
- OUTLINE PLANNING PERMISSION GRANTED
- CLOSE TO A1 TRAVEL LINKS

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

£165,000

view this property online williamhbrown.co.uk/Property/NWK106076



Property Ref:
NWK106076 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Description

An opportunity to acquire a freehold plot situated in a pleasant residential location within the village of Claypole, Newark. The plot proposes a 4 bedroom 2 bathroom detached home, with living room, dining room, kitchen and integral garage.

Note

Development of Plot 1 on site has been completed.

Access

Viewings are to be strictly arranged via an appointment with the selling agent.

Tenure

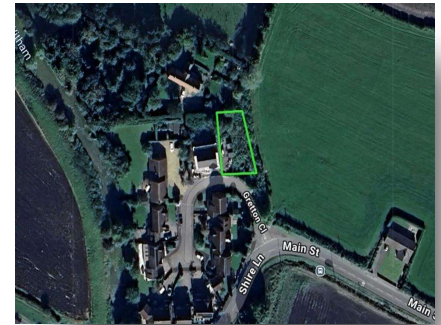
Freehold

EPC Rating: Exempt

EPC Rating: Exempt

Planning Permission

The outline planning permission (S20/0244) was granted on the 9th April 2020 for the erection of two dwellings with hardstanding and landscaping on the land adjacent to Witham View, Gretton Close, Claypole. Reserved Matters (S21/1574) (access, layout, scale, appearance and landscaping) pursuant to S20/0244 (Outline permission for erection of two dwellings) was granted conditionally on 4th October 2021.



 **william h brown**



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk