



## RESIDENTIAL DEVELOPMENT SITE OLD BLYTH ROAD, RANBY

Exciting Canalside development opportunity at the edge of this highly regarded village, full planning by approval of Reserved Matters for three contemporary dwellings of high architectural design lapsed, re-application in hand.

Approx. site area 0.37 Acres (0.15 hectares) subject to measured site survey.

**Offers in the region of £300,000**

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# RESIDENTIAL DEVELOPMENT SITE, OLD BLYTH ROAD, RANBY, RETFORD, NOTTINGHAMSHIRE, DN22 8HZ

## LOCATION

The site enjoys a location towards the northern edge of the highly regarded village of Ranby with frontage to Old Blyth Road and rear frontage to the Chesterfield Canal having views over countryside beyond.

Ranby presently boasts a variety of amenities including popular Canalside public house, primary school, independent school and is bypassed by the A1 meaning the areas excellent transport links are immediately on hand. The A1 links to the M18 and wider motorway network to the north. Nearby Retford has a direct rail service into London Kings Cross (approx. 1hr 30 mins). Air travel is convenient Nottingham East Midlands international airport. Leisure amenities including the National Trust's wonderful Clumber Park are on hand, together with educational facilities both state and independent.

## DIRECTIONS

Leave Retford west bound on the A620 and turn right signposted Ranby. Proceed into the village bearing right at the Chequers Public House and carry on along Old Blyth Road over the humpback bridge and the site will be found shortly thereafter on the right before the village hall.

## DESCRIPTION

A residential development site with planning permission by way of approval of Reserved Matters for three detached dwellings now lapsed, re-application in hand. The architects indicate the approved drawings deliver the following:-

Plot	Type	Bedrooms	m <sup>2</sup>	ft <sup>2</sup>
House One	Detached	4	198	2131
House Two	Detached	4	242	2605
House Three	Detached	3	159	1711

The areas are inclusive of garaging arrangements, the plans show an imaginative reverse layout with living space to first floor and sleeping space to ground floor. House One has an en suite bedroom/flexible space at second floor, House Two flexible mezzanine space and all are designed to capture the proximity to the Canal and rearward views.

## SITE AREA

Approximately 0.37 Acres (0.15 hectares) subject to measured site survey.

## PLANNING

Approval of Reserved Matters was granted on 8 March 2022 with reserved matters application for the approval of appearance, landscaping, layout, scale and access following outline P.A.

19/01369/OUT for residential development including all pre-commencement conditions of the outline approval under application number 21/01546/RES, now lapsed re-application in hand. Bassetlaw District Council's decision notice, approved drawings and supporting planning documents may be viewed on the planning portal <http://publicaccess.bassetlaw.gov.uk/online-applications21/01546/RES>

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL Liability Notice dated 23 June 2022 shows CIL payable of £17,756.07 subject to indexation. CIL is payable by the buyer.

## PLANS

Plans within these particulars are strictly for identification purposes only and will form no part of any contract or agreement for sale. Plans accompanying the planning application are available on Bassetlaw District's Council planning portal as above.

## TENURE AND POSSESSION

The site is understood to be freehold and vacant possession will be given on completion.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not.

## SERVICES

Interested parties are expressly requested to make their own enquiries as the location, nature, specification, capacity and cost of connection.

## VIEWING

Please proceed directly to the site with care at reasonable times of day.

## FURTHER INFORMATION

Please contact Jeremy M Baguley MRICS 01777 712944 or email: [jeremy.baguley@brown-co.com](mailto:jeremy.baguley@brown-co.com)

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