



## RESIDENTIAL DEVELOPMENT SITE BAWTRY ROAD, BLYTH

Residential development site on the edge of this highly regarded village, excellent transport network immediately on hand, positive planning history with full Planning Permission for the erection of 8 detached houses, conditions mostly discharged, material start made, CIL paid by landowner and previous Outline Planning Permission for 10 dwellings (now lapsed).  
Approx. site area – 2.61 acres (1.06 hectares) gross, subject to measured site survey.

**£750,000**

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**BROWN & CO**

Property and Business Consultants

# RESIDENTIAL DEVELOPMENT SITE, BAWTRY ROAD, BLYTH, WORKSOP, NOTTINGHAMSHIRE

## LOCATION

The site is situated on Bawtry Road to the periphery of the highly regarded village of Blyth. Blyth offers a variety of amenities including primary school, local shops and pubs/restaurants.

The location is ideal for those wishing to commute upon the A1M and access the wider motorway network or indeed commuting to the South Yorkshire conurbation. Retford, Bawtry and Doncaster are readily accessible. Retford has a direct rail service into London Kings Cross (approx. 1 hr. 30 mins).

## DIRECTIONS

What3words///ownership.looks.swam

## PLANNING

Full Planning Permission was granted by Bassetlaw District Council through a series of individual applications for 8 detached dwellings in April 2021 under applications numbers 21/00148/FUL, 21/00149/FUL, 21/00741/FUL, 21/00154/FUL, 21/00151/FUL, 21/00150/FUL, 21/00742/FUL and 21/00155/FUL., pre-commencement conditions have been discharged.

A material start has been made and acknowledged by the Local Planning Authority.

Previously the site had Outline Planning Permission for the erection of 10 dwellings (all matters reserved) under reference 18/00022/OUT, dated 10 May 2019. This has lapsed.

Bassetlaw District Council's decision notices, approved drawings, supporting reports, planning documents etc. may be viewed online at [publicaccess.bassetlaw.gov.uk/](http://publicaccess.bassetlaw.gov.uk/) and quoting the above reference numbers.

All enquiries relating to planning matters should be addressed to the council.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

Bassetlaw District Council indicate CIL is payable. The Seller will pay the CIL.

## AGENTS NOTE

The property is to be sold subject to rights reserved between plots 4 and 5 facilitating access and laying services, infrastructure, media etc. for all purposes in respect of the sellers retained land to the rear.

## PLANS

Any plans included within these particulars and associated marketing documents are strictly for identification purposes only and shall form no part of any contract or agreement for sale. The approved drawings accompanying the planning application are available on Bassetlaw District Council's planning portal as detailed above.

## TENURE AND POSSESSION

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

## SERVICES

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

## VIEWING

Please proceed with care during daylight hours to the site.

## FURTHER INFORMATION

Please contact Jeremy M Baguley MRICS 07768 465721 or [jeremy.baguley@brown-co.com](mailto:jeremy.baguley@brown-co.com)

## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.