



BUILDING PLOT ADJACENT TO YEW TREE COTTAGE, MATTERSEY THORPE

An individual building plot commanding edge of village location and benefiting from outline planning permission to erect a detached dormer bungalow.

Estimated plot area approx. 715m² (subject to measured site survey).

£140,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

BUILDING PLOT ADJACENT TO YEW TREE COTTAGE, THORPE ROAD, MATTERSEY THORPE, DN10 5EF

LOCATION

The plot is situated off Thorpe Road when travelling from Mattersey to Mattersey Thorpe and lies adjacent to Yew Tree Cottage and the edge of village countryside.

Lying just beyond the River Idle, Mattersey Thorpe is a village adjacent to Mattersey itself, set amidst gently undulating countryside in the North Nottinghamshire/South Yorkshire borders. Although benefiting from a rural location, the village is readily connected to an excellent road network placing Bawtry, Retford and Doncaster within comfortable commuting range.

Transport links in general are excellent with the A1M lying to the west from which the wider motorway network is available. Both Retford and Doncaster have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford).

Mattersey has a primary school and in the wider region there are a variety of educational facilities (both state and independent). Leisure and recreational facilities are well catered for too.

DIRECTIONS

What3words///elite.multiples.taken

DESCRIPTION

The plot benefits from outline planning permission with all matters reserved to erect a detached dormer bungalow.

Plot area (seller's architects estimate) – 715m² - subject to measured site survey.

PLANNING PERMISSION

Outline planning permission was granted on 7 October 2025 with all matters reserved to erect a detached dormer bungalow under application no. 25/00418/OUT.

All planning enquiries should be direct to the local planning authority and a full suite of documents, drawings, supporting material and commentary may be found on the LPA's planning portal at <https://publicaccess.bassetlaw.gov.uk/online-applications/> searching under the planning application number.

LOCAL PLANNING AUTHORITY

Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, S80 2AH. Tel: 01909 533533.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Bassetlaw District Council have assessed the proposed development and is of the view that CIL is payable. The actual amount of CIL payable will be collected when a decision is made on the subsequent reserved matters application. However, interested parties should be aware self-builders might have the ability to apply for CIL relief and all enquiries relating to CIL should be directed to the local planning authority.

BIODIVERSITY NET GAIN (BNG)

The planning decision notice states that based on the information available the permission is considered to be one which will not require the approval of BNG before development is begun.

PLANS

The plans within these particulars are strictly for identification purposes only and shall form no part of any contract of agreement for sale.

TENURE AND POSSESSION

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

EASEMENTS, WAYLEAVES AND 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. Subject to capacity and suitability, the principle of connecting into the existing foul drainage system serving Yew Tree Cottage is acceptable.

SERVICES

Purchasers are expressly advised to make their own enquiries as to the availability of services, capacity and cost of connection thereto. Please see comments regarding drainage above.

VIEWINGS

Viewings are strictly by appointment only. Please contact the selling agents.

FURTHER INFORMATION

Please contact Jeremy Baguley MRICS on 01777 709112 or 07768 465721. Email jeremy.baguley@brown-co.com

These particulars were prepared in November 2025.

IMPORTANT NOTICES

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