

Excellent development potential in Walesby Village



Plot A & House



Plot B



Plot C



# Heather House, New Hill, Walesby, NEWARK, NG22 9PB



An opportunity to acquire three plots of development land extending to 8.69 Acres or thereabouts.

**Wilkinson and Fox are delighted to be instructed as sole agents to market this development opportunity. We are inviting Freehold offers for each of the sites on an individual or group basis.**

## Description

Plot A comprises of a three bedroom detached house and stables connected to a paddock to the rear.

Plots B and C comprise of grazing land to the west of Walesby. Each of the plots has direct access from the following roads: Plot A - New Hill, Plot B - B6387 and Plot C - B6387.

Plot A has dual access, one directly on to New Hill and the other on to New Hill again but via a private track that is shared with an adjoining property. The sites extend to 8.69 Acres or thereabouts and includes all the land shown within the red area outlined on the plans in the particulars.

## Viewings

Viewings of the site must be arranged with Wilkinson and Fox in advance. Neither the Vendors nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

## Boundaries

The plans are for reference only. The Agent will make reasonable endeavours to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

## Land Registry

The sites are registered freehold under the following titles:

NT444359, NT338145, NT520078 and NT338141.

## Asking price

Plot A (including house) - **£350,000**

Plot B - **£25,000**

Plot C - **£23,000**

## Method of sale

The sites are offered for sale as a whole or in part by Informal Tender. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available from Wilkinson and Fox.

Interested parties are invited to submit offers in respect of the site on an unconditional basis.

## Anti-money laundering policy

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

## Misrepresentation Act 1967.

Wilkinson and Fox for themselves and for the vendors or lessors of the property whose agents they are give notice that:

(i) these particulars are given without responsibility of Wilkinson and Fox or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

(ii) Wilkinson and Fox cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them;

(iii) no employee of Wilkinson and Fox (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property;

(iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice;

(v) except in respect of death or personal injury caused by the negligence of Wilkinson and Fox, its employees or servants, Wilkinson and Fox will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently.





# HEATHER HOUSE

0.37 acres

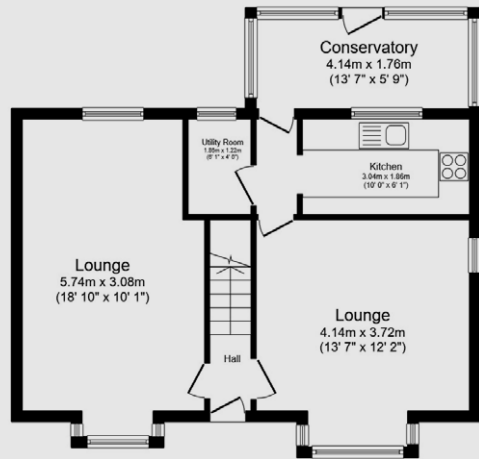
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# HEATHER HOUSE

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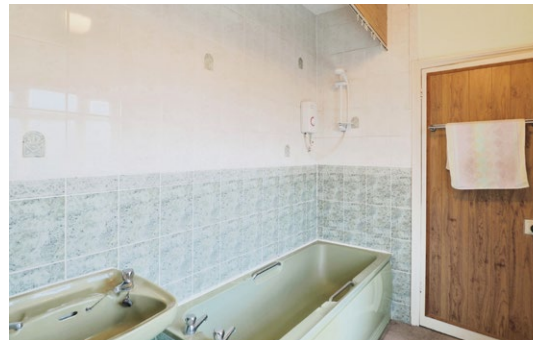


Ground Floor



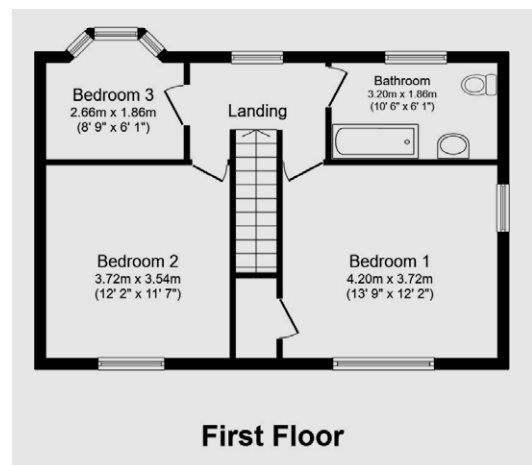
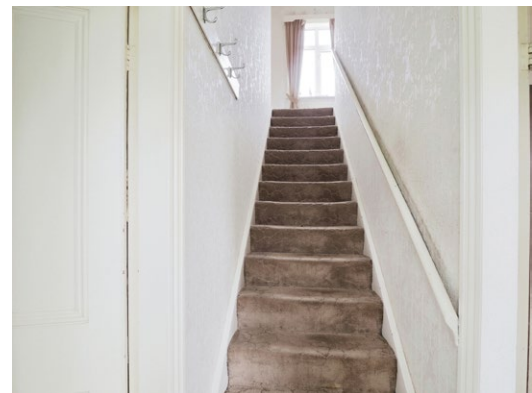
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		





# HEATHER HOUSE

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# PLOT A

3.75 acres

Only available with the house

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 02 January 2024 at 14:30:39. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Nottingham Office.





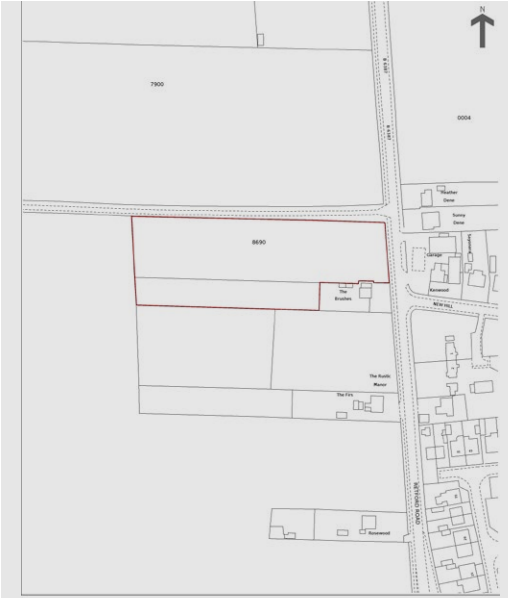
# PLOT B

2.34 acres

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 02 January 2024 at 10:28:45. This title plan shows the general position, not the exact line of the boundaries. It may be subject to disturbance in scale. Measurements stated from this plan may not match measurements between the same points on the ground.  
This title is dealt with by HM Land Registry, Nottingham Office.



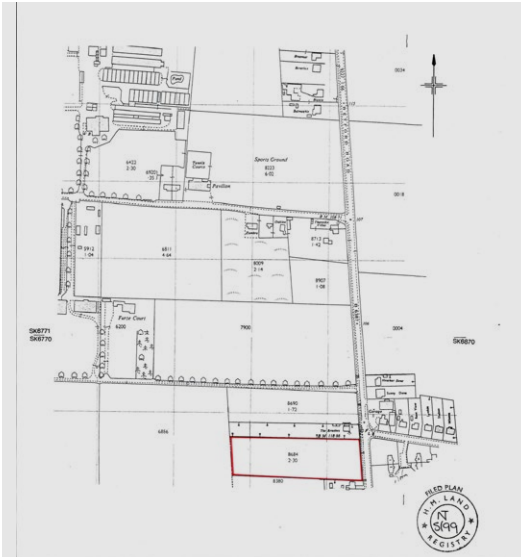


**PLOT**  
**C**  
2.23 acres

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 11 January 2024 at 16:40:12. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.  
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# Excellent development potential

subject to planning consents

**HEATHER  
HOUSE**

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## Heather House and Plot A

4.12 acres (Heather House 0.37 acres and Plot A 3.75 acres)

**£350,000**



## Plot B

2.34 acres

**£25,000**



## Plot C

2.23 acres

**£23,000**



### Head Office

Wilkinson and Fox  
14 St. George's Drive  
London  
SW1V 4BL

### Midlands Office

One Ash  
The Coach House  
Loughborough Road  
Leicestershire  
LE12 8UE

**Tel: 020 3488 4110**

Email: [info@wilkinsonandfox.com](mailto:info@wilkinsonandfox.com)



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