

AN ATTRACTIVE INDIVIDUAL BUILDING PLOT (TO THE NORTH OF PEAR TREE COTTAGE)
OFFERING A UNIQUE AND INTERESTING DEVELOPMENT OR SELF BUILD OPPORTUNITY
FOR A FINE AND SUBSTANTIAL SUSTAINABLE NEW HOME ON THE EDGE OF SOUTHWELL



HAVING VALUABLE PLANNING PERMISSION
APPROXIMATE GIFA c300.40 SQUARE METRES / 3142 SQUARE FEET
WITHIN THE EXISTING MATURE GARDENS OF A SUBSTANTIAL PERIOD PROPERTY

**LAND TO THE REAR OF PEAR TREE COTTAGE
LOWER KIRKLINGTON RD
SOUTHWELL
NOTTINGHAMSHIRE
NG25 0DX**

PRICE GUIDE OIE £300,000

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

01636 815544





GENERAL INFORMATION

Consent to build a stunning four-bedroom 'Grand Design' residence...

Access to the property will be with rights granted by the Sellers across a retained threshold entrance from Lower Kirklington Road (see accompanying site plan) with a newly formed private drive to the east of Pear Tree Cottage.

The new house is of a carefully considered L-shaped design, positioned in the north-eastern corner of the plot with a pleasing south and westerly aspect from the main house across the gardens.

The floorplans accompanying these sale particulars illustrate the exciting architectural design and free flowing internal plan radiating from an impressive central hall and landing gallery, leading to a wonderful open plan kitchen/living/dining area, a formal lounge, playroom or home office, cloakroom and utility complemented on the first floor by a stunning principal bedroom suite comprising a main bedroom area opening on to a private balcony terrace, walk through dressing area and luxurious en-suite together with three further bedrooms, one of which has an en-suite shower room and a house bathroom. The vehicle court will provide ample car standing space and access to a double garage.

Live walk - through link:

<https://api2.enscape3d.com/v1/view/302c458e-e550-4502-995f-501be9f2b0c7>

PLANNING PERMISSION

Approval of Planning Permission was granted by Newark & Sherwood District Council on (17/02/2023) stating 'the development hereby permitted shall not begin later than 2nd August 2025'.

(Reference 22/01089/FUL).

Please refer to associated conditions to be discharged in connection with the consent.

SOUTHWELL

Southwell is a thriving historic Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services close to hand.

Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities – together with a sports centre and swimming pool.

NEWARK

Newark on Trent, a larger market town, offers a more extensive range of amenities, professional services, restaurants, and leisure activities and from Newark Northgate station there is a fast rail link into London Kings Cross in a scheduled journey time of 80/90 minutes – or thereabouts.

NOTTINGHAM

Nottingham is a thriving cosmopolitan city with a prospering and diverse business community, modern shopping, arts, sports, and entertainment centres.

MILEAGE TO REGIONAL POPULATION CENTRES AND TRANSPORTATION HUBS

| | | | |
|----------------|----------|-------------------------------------|----------|
| Newark | 8 miles | Newark Northgate Railway Station | 8 miles |
| Nottingham | 14 miles | East Midlands International Airport | 37 miles |
| West Bridgford | 15 miles | | |
| Mansfield | 15 miles | | |
| Lincoln | 26 miles | | |
| Leicester | 37 miles | | |

LOCAL AUTHORITY

Newark & Sherwood District Council

Castle House, Great North Road, Newark on Trent, Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk Tel: 01636 650 000

VIEWING ARRANGEMENTS

By arrangement through the office of the Selling Agents who will arrange personal site inspection meeting. Please note access to the site is over retained land belonging to the sellers of this property, please respect their privacy in considering a viewing.

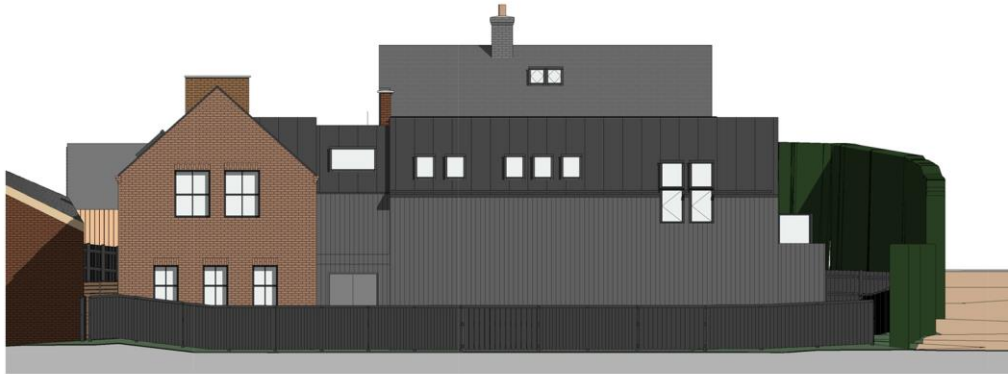
SERVICES

Interested parties are advised to make their own enquiries to statutory service providers. It is understood that all main services will be available for connection.

AGENTS NOTE – CGI IMAGES

The images are computer generated for illustrative purposes only, in order to give an overall artistic impression of the proposed development.

PLANNING DRAWINGS – ELEVATIONS



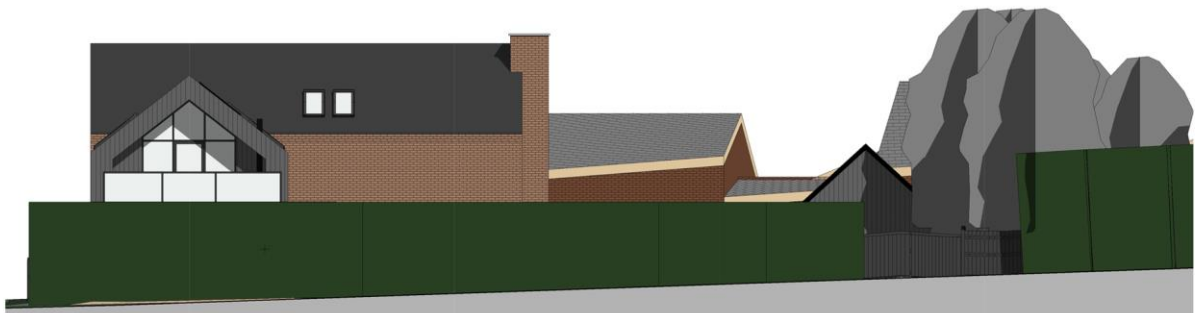
North Elevation



South Elevation

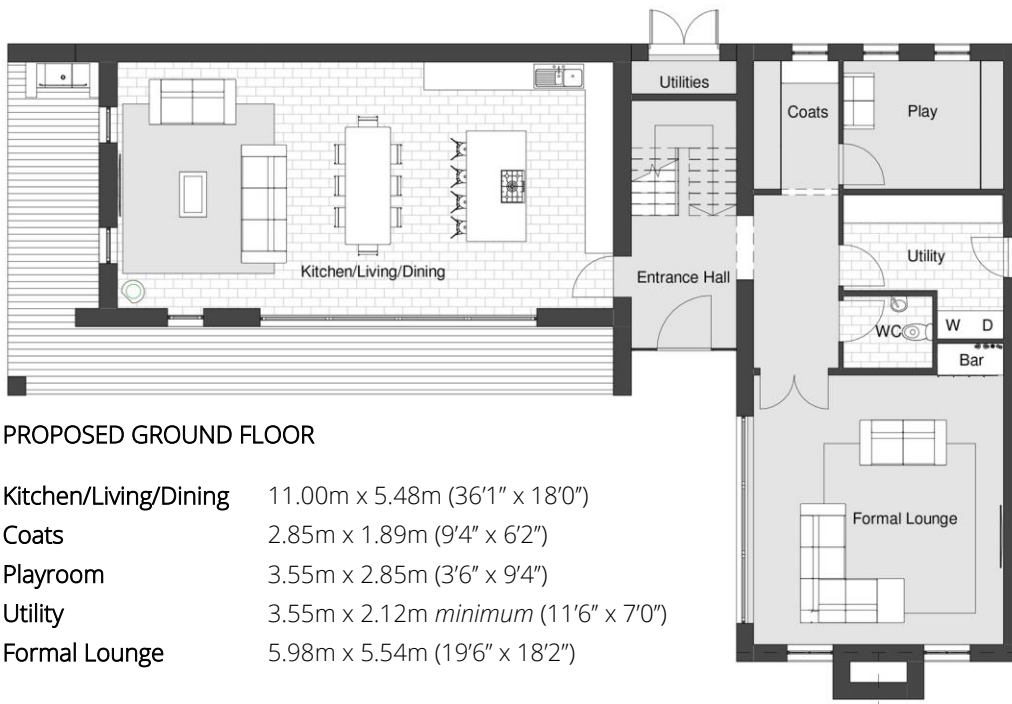


East Elevation



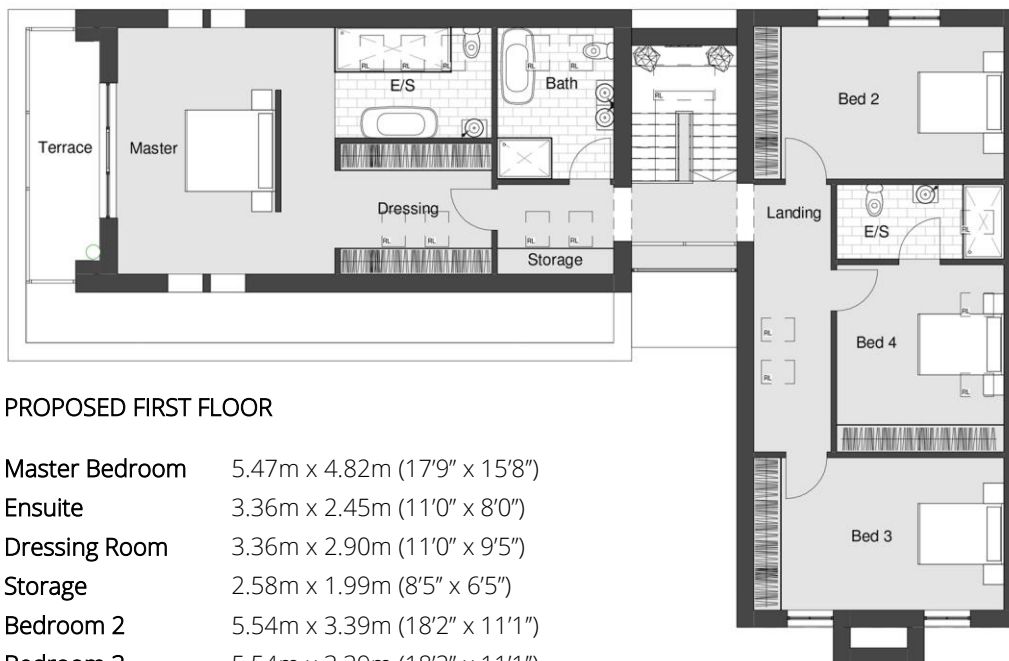
West Elevation

PLANNING DRAWINGS – FLOORPLANS



PROPOSED GROUND FLOOR

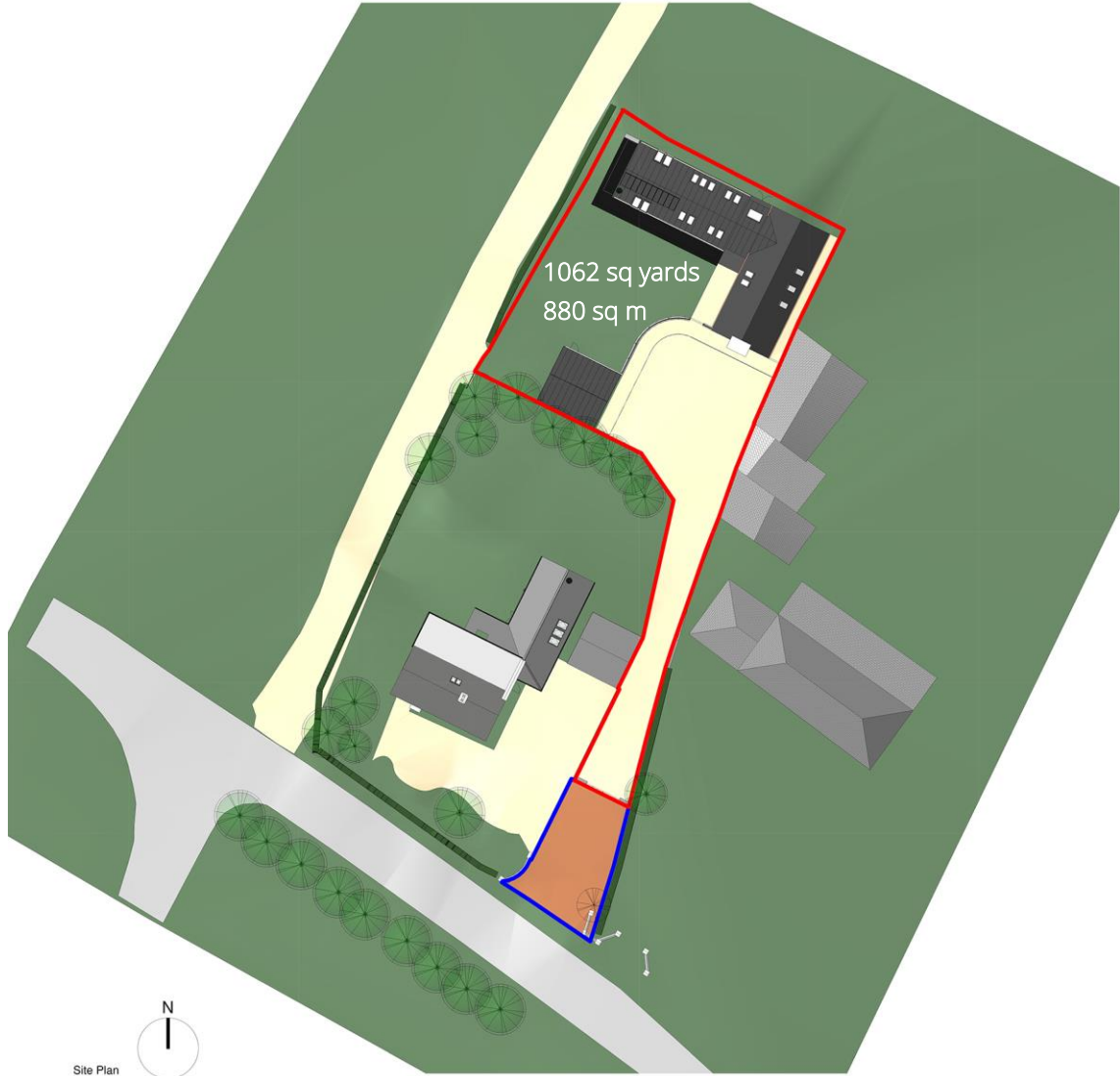
| | |
|-----------------------|---|
| Kitchen/Living/Dining | 11.00m x 5.48m (36'1" x 18'0") |
| Coats | 2.85m x 1.89m (9'4" x 6'2") |
| Playroom | 3.55m x 2.85m (3'6" x 9'4") |
| Utility | 3.55m x 2.12m <i>minimum</i> (11'6" x 7'0") |
| Formal Lounge | 5.98m x 5.54m (19'6" x 18'2") |



PROPOSED FIRST FLOOR

| | |
|----------------|-------------------------------|
| Master Bedroom | 5.47m x 4.82m (17'9" x 15'8") |
| Ensuite | 3.36m x 2.45m (11'0" x 8'0") |
| Dressing Room | 3.36m x 2.90m (11'0" x 9'5") |
| Storage | 2.58m x 1.99m (8'5" x 6'5") |
| Bedroom 2 | 5.54m x 3.39m (18'2" x 11'1") |
| Bedroom 3 | 5.54m x 3.39m (18'2" x 11'1") |
| Bedroom 4 | 4.16m x 3.71m (13'6" x 12'2") |
| Ensuite | 3.71m x 1.65m (12'2" x 5'4") |

SALE AREA - outlined in red - c 880sqm / 1062 sq yards



Site Plan
Scale: 1:200
Graphic Scale 1:200





SMITH & PARTNERS LAND & ESTATE AGENTS
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