

**A FIRST-CLASS LEVEL BUILDING PLOT  
WITH A VALUABLE DETAILED PLANNING CONSENT – GIFA 2,055 SQ FT  
FOR A DELIGHTFUL 1.5 STOREY SINGLE DWELLING IN THE TRENT VALLEY COUNTRYSIDE**



**'THE BRAMBLE PATCH'**  
**CLAYPIT LANE, FISKERTON, SOUTHWELL, NOTTINGHAMSHIRE**  
**NG25 0UQ**

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)

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## GENERAL INFORMATION

### FISKERTON cum MORTON

Fiskerton and Morton are thriving villages in unspoilt Trent Valley countryside between Nottingham and Newark, and close to the Minster town of Southwell - some three miles to the west of the village. The village offers a well-stocked post office/general store close to The Bromley Arms riverside pub and in Morton there is a sports field served by a modern pavilion, home to the cricket club and available for functions, and the Full Moon Inn. Fiskerton railway station is within walking distance giving direct access to both Nottingham, Newark and other countryside destinations.

The thriving Minster town of Southwell offers a wider range of retail amenities, professional services and sports centre, and Southwell schooling is of a renowned standard across the age ranges.

The larger market town of Newark on Trent offers a more extensive range of retail amenities, professional services, restaurants, and leisure facilities including a sport centre and marina.

From Newark there is direct access to the A1 national road network and a fast direct main line rail link into London Kings Cross in a scheduled journey time of 80/85 minutes.

### THE BUILDING PLOT – *KNOWN AS THE BRAMBLE PATCH*

The sale of this level building plot is in our opinion an extremely rare and exciting opportunity to create a bespoke detached home, designed by Guy Taylor Associates within this highly regarded Trent Valley village, having a frontage to Claypit Lane on the village edge.

Offered with the benefit of detailed planning consent for a detached dwelling, the land is considered an ideal opportunity for a self-build project or perhaps for a small-scale developer and work may commence upon discharging pre-commencement conditions.

Having a private frontage to Claypit Lane, The Bramble Patch is a deep regularly shaped rectangular plot with, somewhat unusually, open countryside to the front and rear creating delightful rural aspects.

### PLANNING CONSENT

Detailed planning consent for the proposed dwelling was granted by Newark and Sherwood District Council on the 26 April 2023 - under planning reference 23/00495/FUL. The gross internal floor area is calculated to be 191 sq meters / 2055 sq ft by the scheme architect.

### SCHEME ARCHITECTS

Guy Taylor Associates, Newark Studio

[www.guytaylorassociates.co.uk](http://www.guytaylorassociates.co.uk)

t: 01636 605100

### AGENTS NOTE.

The approved planning drawings accompany these particulars.

### SERVICES

it is understood that mains electricity, water, gas, and drainage will be available to the plot, although interested parties are advised to check the availability of the main services with the statutory service providers.

### LOCAL AUTHORITY

Newark & Sherwood District Council

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

[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

Tel: 01636 650 000

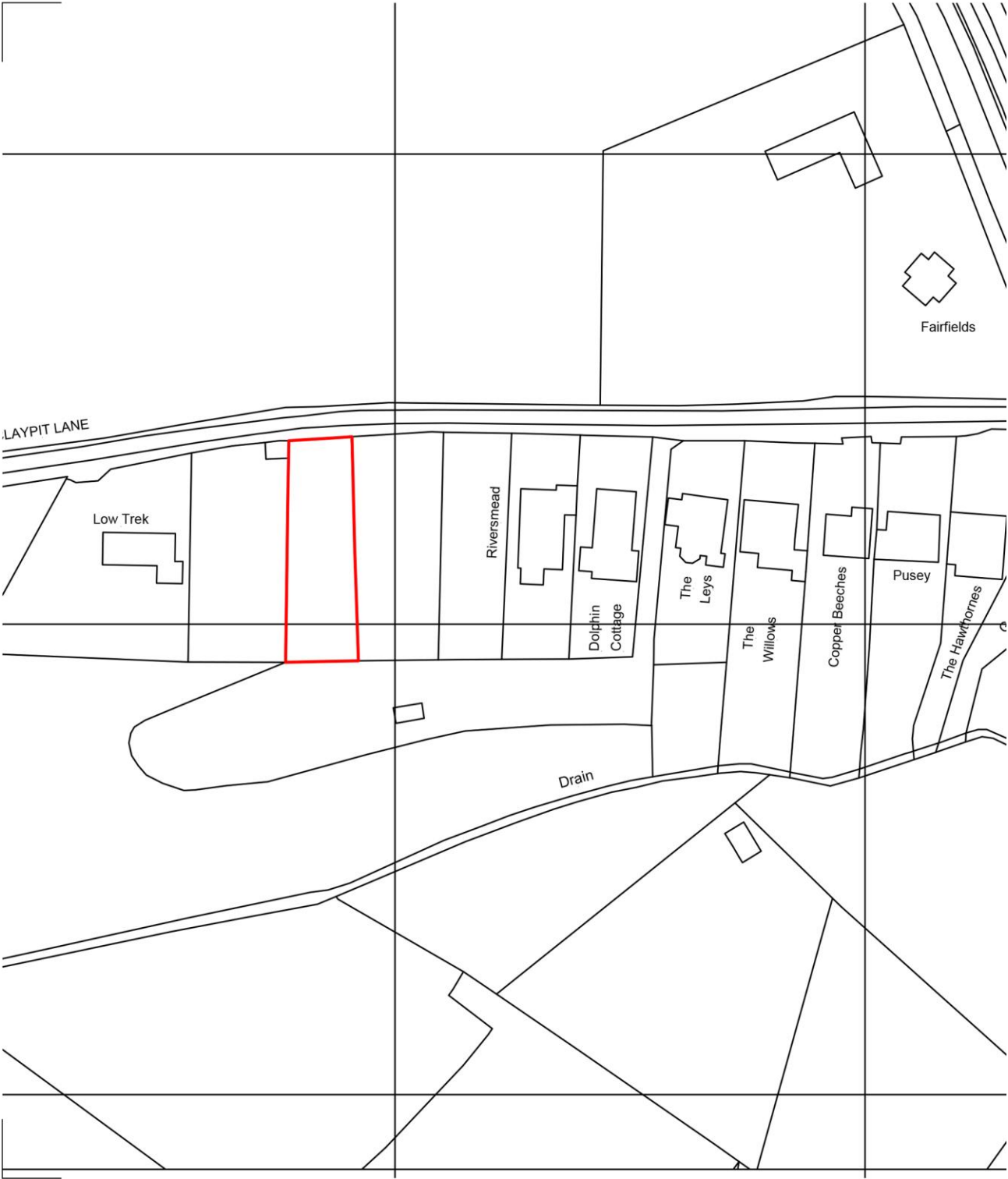
### VIEWING ARRANGEMENTS

Interested parties are respectfully requested to make arrangements to inspect the land through the offices of the selling agent who will accompany all viewings – please note the gated entrance is padlocked for safety and security.

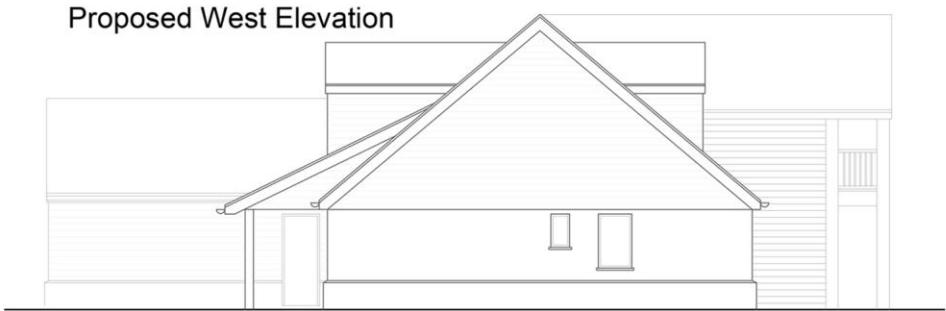
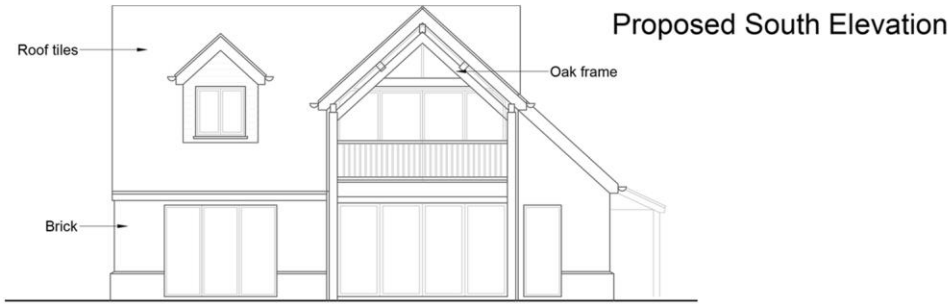
PRICE GUIDE: £275,000

LAND AREA 0.068 Hectares / 813 square yards (or thereabouts)

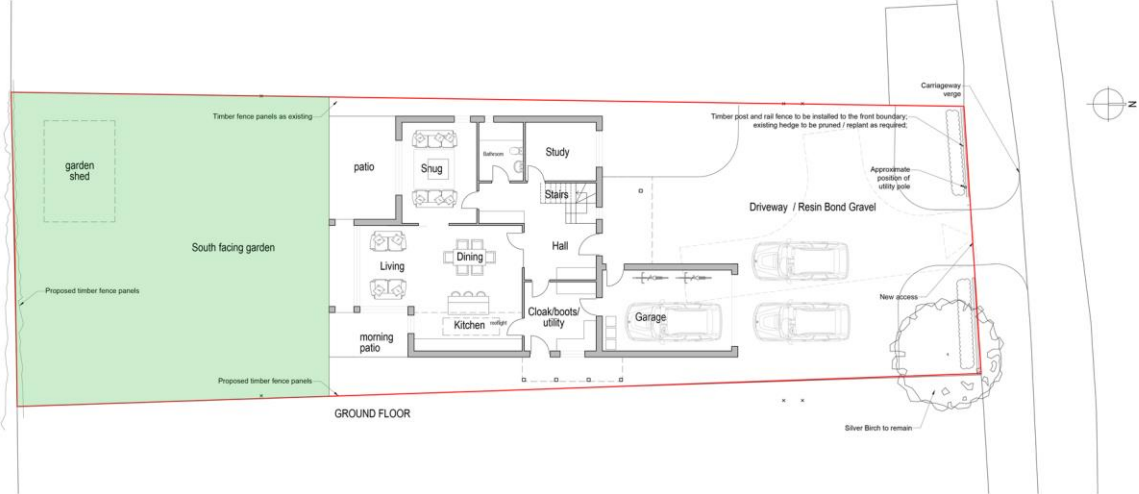
SITE PLAN



APPROVED ELEVATIONS



APPROVED FLOORPLANS – GIFA 2,055 SQ FT (191 SQ METRES)  
(FOR IDENTIFICATION PURPOSES ONLY)



Proposed Site Plan, scale 1:100 @ A1



Proposed First Floor Layout



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