



**Building Plot to the front of, 80 Bridle Road,  
Burton Joyce, Nottinghamshire, NG14 5FS**

**Guide Price £275,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Level Building Plot
- Delightful Setting
- Plot in the Region of 849 sq m
- Space for Double Garage - subject to planning
- Highly Regarded Village
- Planning Permission Granted until April 2027
- 3000 sq ft Detached Chalet Style
- Westerly Aspect
- Established Trees

A unique opportunity to acquire a level building plot in a delightful tree-lined location within this highly regarded area of the village, offering immense potential to fulfill the planning that was granted in April 2021. The current planning permission expires in April 2027.

Planning permission was granted on appeal by Gedling Borough Council. The permission is for a really interesting individual detached contemporary chalet style dwelling which will offer accommodation approaching 3000 sq ft with a great deal of versatility in its layout, making use of its wonderful westerly aspect. The accommodation will be flooded with light via its attractive glazed gable end.

The total plot extends to around 849 sq m and would be perfect for those looking to commission a bespoke build to their own requirements, located in a delightful setting within walking distance of the heart of this highly regarded and well served Trent-side village.

Burton Joyce is well equipped with amenities including a variety of shops, post office, public houses, primary school, dentist and doctors surgeries, excellent bus and rail links to Nottingham as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1.

### **SERVICES**

Prospective purchasers will have to make their own enquiries with regard to services available to the site.

### **TENURE**

The property is Freehold.

### **PLANNING PERMISSION**

Details can be found under Gedling Borough Council - Ref 2024/0008

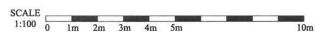




ALL DIMENSIONS TO BE CHECKED BY SITE SURVEYORS.



Solar panels on roof and other renewable energy sources to be utilized e.g. air source heat pump - designed by specialist contractors.





E CHECKED ON SITE BY CONTRACTOR.



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**Applicant:**

**Location :** Land Adjacent 80 Bridle Road, Burton Joyce

**Proposal :** Erection of a dwelling

The Gedling Borough Council having considered an application numbered as above, which application and plans and any relevant correspondence are hereinafter referred to as 'the application' hereby in pursuance of their powers under the above mentioned Act.

**GRANT PERMISSION**

For the development in accordance with the application, subject to compliance with the following conditions imposed for the reasons set out below:-

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: BRID- (Site Levels) BRID-01 (Site Location Plan), BRID-02 (Proposed Site Plan), BRID-03 (Proposed Plans), BRID-04 (Proposed Plans), BRID-05 (West Elevations), BRID-06 (South Elevations), BRID-07 (East Elevations) and BRID-08 (North Elevations); the Biodiversity Survey by Fauna Forest Ecology Ltd received on the 4th January 2024 and the Tree Survey By ATS Tree Surveys received on the 4th January 2024 and the additional Tree Survey by AT" Tree Surveys received on the 25th March 2024.
3. No development shall take place until details of the existing and proposed ground levels of the site and finished floor levels of the dwelling have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.



**NOTICE OF PLANNING PERMISSION**

TP 2/1 (b)

TOWN AND COUNTRY PLANNING ACT 1990      Application No:2024/0008

4. No development shall take place until a Construction Emission Management Plan (CEMP), detailing measures for minimising the emission of dust and other emissions to air during the site preparation and construction, has first been submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Local Planning Authority on the assessment of dust from demolition and construction and must include a site specific dust risk assessment. All works on site shall, thereafter, be undertaken in accordance with the approved CEMP.
5. The dwelling shall not be occupied until one or more dedicated vehicle parking spaces and/or a garage have been provided with access to an electric vehicle (EV) charge point. Charge points must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.
6. No building operations shall progress beyond slab level until details of the proposed external materials of the dwelling and means of enclosure of the site have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the life of the development.
7. The dwelling shall not be occupied until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall thereafter be maintained in such bound material for the life of the development.
8. The dwelling shall not be occupied until the parking area is constructed with provision to prevent the unregulated discharge of surface water from the parking area onto the highway, the details of which shall first be submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water onto the public highway shall then be retained for the life of the development.

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9. The proposed development shall be carried out in accordance with the recommendations set out within the Protected Species Survey by Fauna Forest Ecology Ltd submitted as part of this application.
10. The trees on the site shall be protected at all times in accordance with the details as set out within the submitted Tree Surveys by AT2 Tree Surveys received on the 4th January 2024 and the 25th March 2024.

**Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that the openness of the Green Belt is respected and to comply with guidance within the NPPF (2023) and to ensure that the development is visually acceptable in accordance with policy 10 of the Aligned Core Strategy 2014.
4. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
5. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
6. To ensure that the materials to be used in the construction of the dwelling are visually acceptable, in accordance with the aims of policy 10 of the Aligned Core Strategy 2014.
7. In the interests of highway safety.



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8.     In the interests of highway safety.
  
9.     To ensure that protected species are protected at all times in accordance with policy LPD18 of the Local Planning Document 2018.
  
10.    To ensure that the trees are protected at all times.

**Notes to Applicant**

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2023).

All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015) and The Electric Vehicles (Smart Charge Points) Regulations 2021.

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards.

If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk).

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website.

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details







*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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