



**Building Plot, The White House Slacks Lane,
Kneeton, Nottinghamshire, NG13 8JQ**

Price Guide £260,000

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Surveyors, Estate Agents, Valuers, Auctioneers

An interesting opportunity to purchase an individual level building plot tucked away on a small lane within this well regarded and pretty hamlet.

The site extends to approximately 470sq.m. or in excess of 5,000sq.ft. (0.11 of an acre) being approximately 44m at it's maximum depth to approximately 12.3m in width. It's north westerly aspect has simply stunning, elevated, panoramic views across adjacent fields down to the Trent valley beyond, with the Trent valley escarpment on the horizon creating a superb vista which would be a stunning feature, particularly from the first floor accommodation.

Planning has been approved by Rushcliffe Borough Council in February 2023 for the erection of a unique two storey dwelling which approaches 2,000sq.ft. and makes excellent use of this L shaped plot, providing a versatile level of accommodation over two floors, with the ability of the property to be utilised as both a single or two storey home. The ground floor accommodation proposal provides for a fantastic open plan living/dining kitchen with access out into the rear garden to make excellent use of the views, a separate reception area to the easterly side, ground floor bedroom with ensuite facilities leading off a central hallway and a useful utility and garage. To the first floor there are two further bedrooms, ensuite and main bathroom and a well thought out second reception which leads out onto a balcony which, again, utilises the panoramic views.

The previous building has now been demolished and there is a relatively level site, ready for works to commence.

Further information can be found on Rushcliffe Borough Council's planning portal under Ref. No. 22/02309/FUL.

PLEASE NOTE:- The main image is an artists impression of the completed project, this is only for guidance and surrounding foliage, boundaries and view etc, may differ from the image shown.

KNEETON

The village of Kneeton can be traced in history back to 1086 where it was recorded in the Domesday Book as

"Chenuiton" and at the time of recording the village consisted of 5 tenant farmers, 3 freed men and one priest. Women and children were not recorded and it is estimated that the village consisted 8 or 9 households totaling 30 to 40 people. The village has had little growth in the last 900 years, with the last census recording a population of less than 100, with new houses in Kneeton being very rare and less than 10 being added in the 20th and 21st centuries.

In 2018 Kneeton became a conservation area with 10 of the local properties in the village being Grade II listed which in turn creates a unique and pretty setting.

Kneeton is located 16 miles from Nottingham city centre, 29 miles from Leicester city centre and 31 miles from Lincoln. Closer amenities, including shops, public houses and local schools can be found in the nearby village of East Bridgford which is only 1.8 miles away with Flintham primary school being 3.5 miles away. The market town of Bingham is only a few minutes drive away and provides all the amenities necessary. There are fast trains running from Newark Northgate Station to London Kings Cross with a journey time of approximately 75 minutes.

ADDITIONAL NOTES

We are informed by the vendor there is mains water on site, all other relevant services would have to be connected to site, any prospective purchasers would have to make the necessary enquiries relating to the necessary additional services.

The site lies within the village conservation area.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

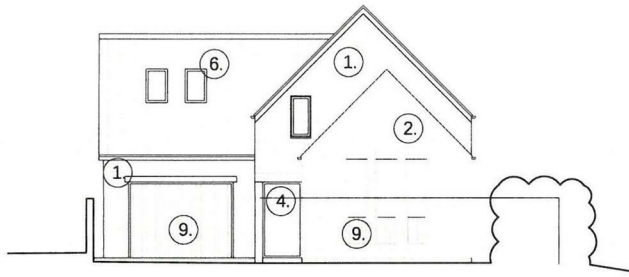


OS Site Location Plan Registered with Standfords ref. OS 100035409

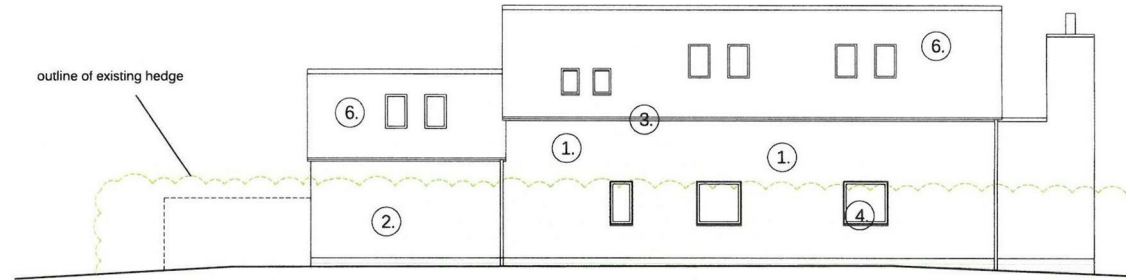
DRAWING:
SITE LOCATION PLAN
PROJECT:
new dwelling
LOCATION:



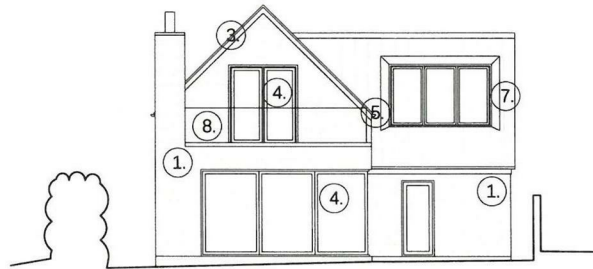
1. location plan



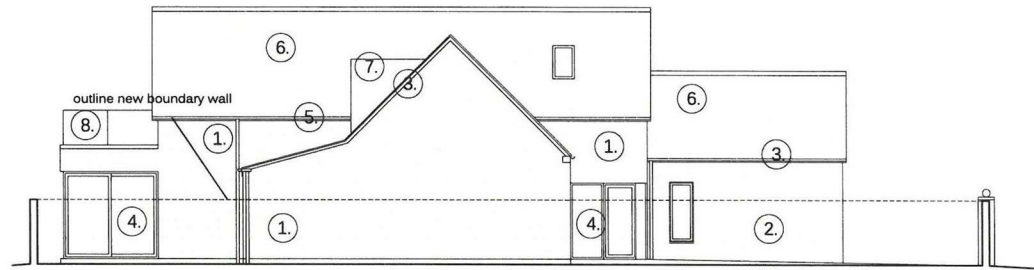
1. front elevation



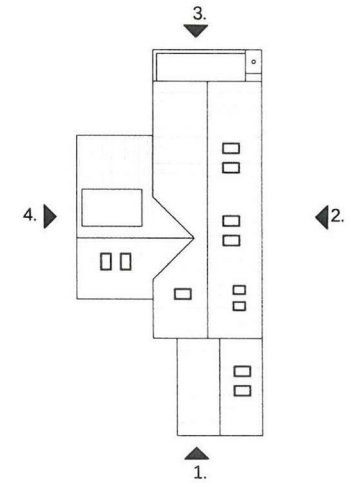
2. side elevation



3. rear elevation



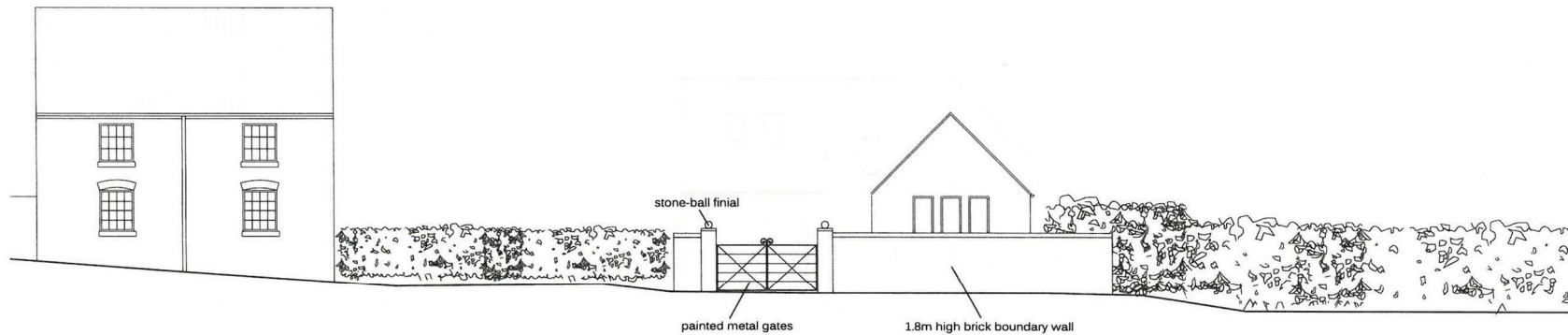
4. side elevation



6. block plan (1:200)

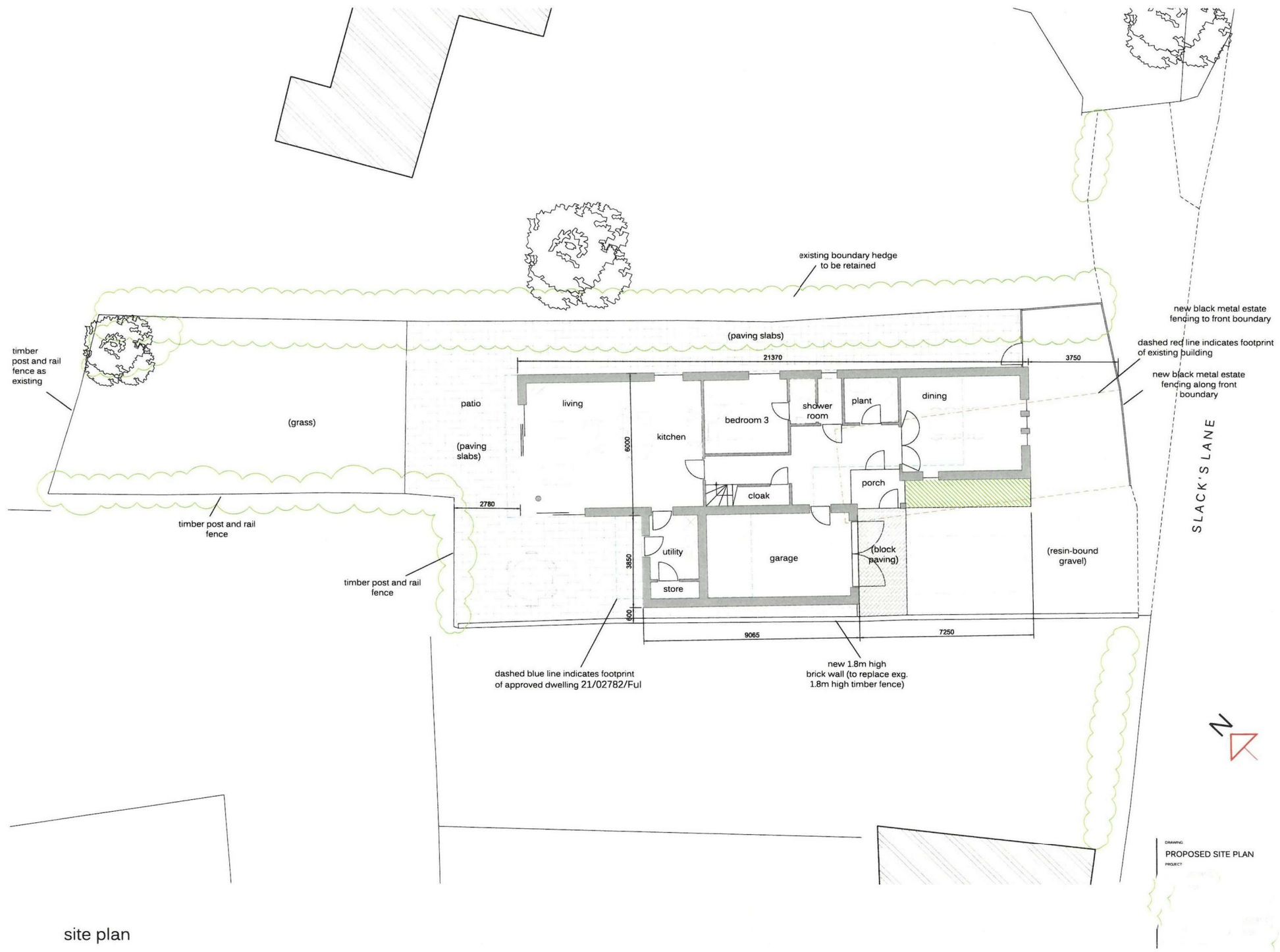
materials key:

- 1. rural red brick - stretcher bond
- 2. rural red brick - flemish bond
- 3. feature brick detail
- 4. coloured doors + windows
- 5. rainwater goods - black
- 6. slate roof
- 7. lead dormer
- 8. glass balustrade
- 9. timber cladding



5. street scene elevation





timber post and rail fence as existing

(grass)

timber post and rail fence

timber post and rail fence

patio

(paving slabs)

living

kitchen

bedroom 3

shower room

plant

dining

(paving slabs)

21370

3750

2780

6000

3850

400

garage

utility

store

cloak

porch

(block paving)

(resin-bound gravel)

9065

7250

existing boundary hedge to be retained

new black metal estate fencing to front boundary

dashed red line indicates footprint of existing building

new black metal estate fencing along front boundary

SLACK'S LANE

dashed blue line indicates footprint of approved dwelling 21/02782/Ful

new 1.8m high brick wall (to replace exg. 1.8m high timber fence)



DRAWING
PROPOSED SITE PLAN
PROJECT

site plan







Artist's Impression

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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



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