



**Building Plot, Adjacent to Walnuts Farm  
Langar Road, Barnstone, Nottinghamshire,  
NG13 9JH**

**Guide Price £375,000**  
Tel: 01949 836678

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Individual Building Plot
- Approx 0.3 Of An Acre
- Up to 4 Bedrooms
- 4 Ensuites
- Planning Ref: 18/02101/FUL
- Edge of Village Location
- Single Individual Bespoke Dwelling
- 2 Receptions
- Gardens to All Sides

An interesting level building plot located close to the entrance to this small hamlet on the edge of the Vale of Belvoir with planning permission for an individual detached one and a half storey bespoke home. Further details can be found on Rushcliffe Borough Council's planning portal under reference 21/01302/DISCON.

The original application dates back to 2019 but with a discharge of conditions granted in September 2021 under reference 18/02101/FUL.

The proposed build is for a stunning home which will offer up to 4 double bedrooms, 2 main reception areas and will include a superb open plan dining kitchen leading through into the main lounge, separate office, two ground floor bedrooms both with ensuite facilities, all leading off a central hallway and to the first floor there will be two further double bedrooms again with ensuite facilities and central landing.

In addition there will be a single garage to the side and the build centrally located on the plot giving gardens to all sides. In total the site extends to approximately 0.3 of an acre (1230 sq m).

The front and side gardens will benefit from south and westerly facing aspect with the northerly side overlooking adjacent paddocks, with far reaching views beyond.

This would be an exciting opportunity for a purchaser looking for an individual building plot to construct a property to their own specification, subject to the planning permitted.

The village of Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including highly regarded primary school, pub/restaurant with delicatessen, hair dresser and Langar Hall hotel and restaurant. Situated on the edge of open countryside with access to the nearby market town of Bingham with its vast range of amenities including secondary schooling, leisure centre, bus routes and railway station with links to both Nottingham and Grantham, and in turn to London King's Cross in just over an hour.

## PLAN

It should be noted that the plot is outlined in red on the attached plan.

## ADDITIONAL NOTES

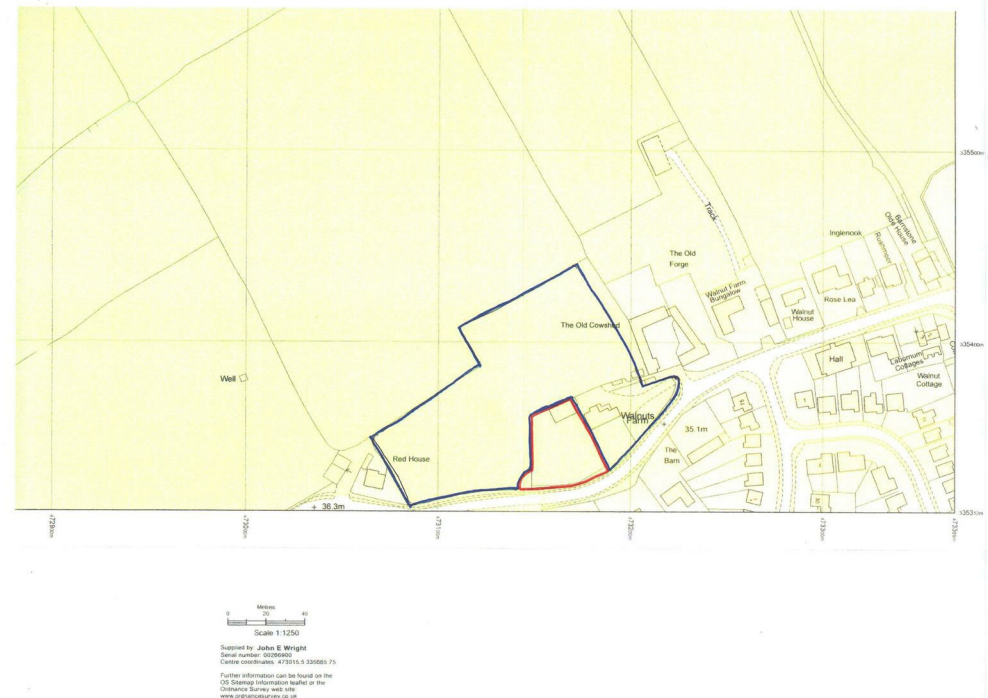
There will be a shared element to the initial entrance, which will lead onto the private access for the proposed plot.





Dear Mr Fletcher

TOWN AND COUNTRY PLANNING ACT 1990  
Discharge of Condition(s)





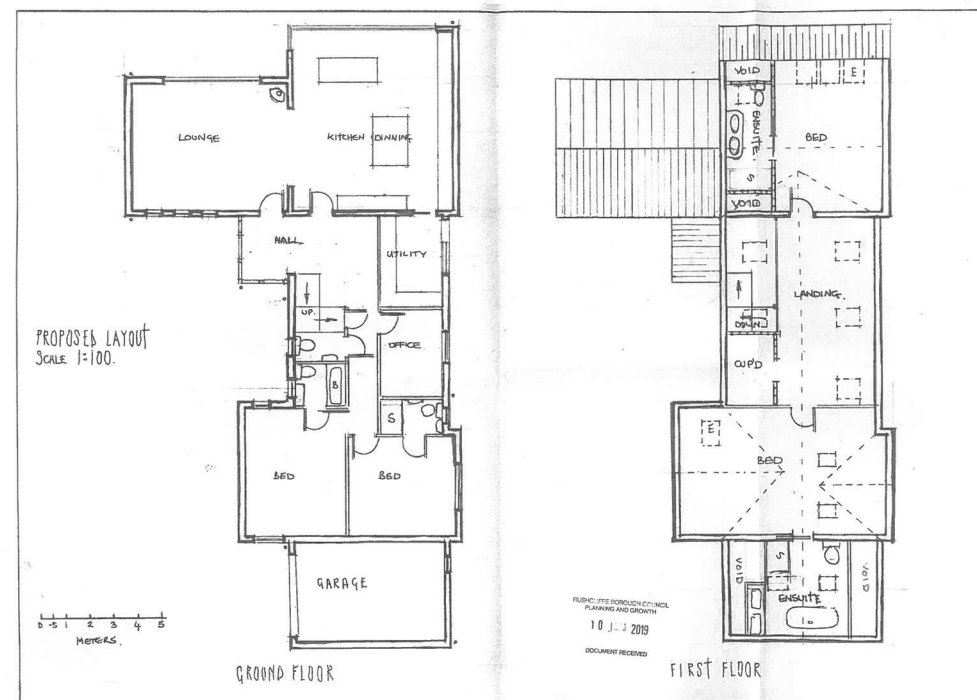
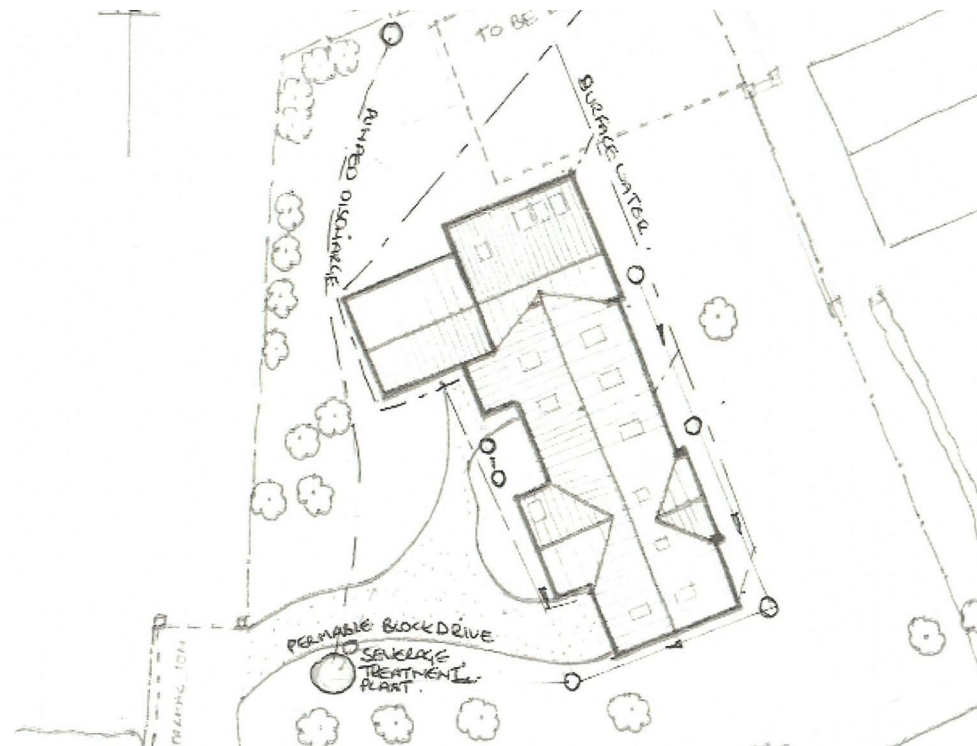
protected and it is an offence under the Countryside and Wildlife Act 1981 to interfere with them. If evidence of bats is found, you should stop work and contact Natural England on 0300 060 3900 or by email at [enquiries@naturalengland.org.uk](mailto:enquiries@naturalengland.org.uk).

• Good practise construction methods should be adopted including:

- Advising all workers of the potential for protected species. If protected species are found during works, work should cease until a suitable qualified ecologist has been consulted.
- No works or storage of materials or vehicle movements should be carried out in or immediately adjacent to ecological mitigation areas or sensitive areas (including ditches).
- All work impacting on vegetation or buildings used by nesting birds should avoid the active bird nesting season, if this is not possible a search of the impacted areas should be carried out by a suitably competent person for nests immediately prior to the commencement of works. If any nests are found work should not commence until a suitably qualified ecologist has been consulted.
- Best practice should be followed during building work to ensure trenches dug during works activities that are left open overnight should be left with a sloping end or ramp to allow animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering. Materials such as netting and cutting tools should not be left in the works area where they might entangle or injure animals. No stockpiles of vegetation, soil or rubble should be left overnight and if they are left then they should be dismantled by hand prior to removal. Night working should be avoided.
- Root protection zones should be established around retained trees / hedgerows so that storage of materials and vehicles, the movement of vehicles and works are not carried out within these zones.

Yours faithfully

*De*











*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.*

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10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)

