



**Building Plot, Adjacent To, 27 Newark  
Road, Coddington, Newark,  
Nottinghamshire, NG24 2QF**

**Guide Price £175,000 - £200,000**

**Tel: 01636 611811**

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An individual building plot with planning in principle for a single storey residential dwelling with access. The plot extends to 745 sq m and 0.184 Acre or thereabouts and is adjacent to the conservation area with a field to the rear.

Access is shared and there is an existing double garage on the site, although the existing door opening will have to be changed to the side or rear of the building.

The building plot is located in the village of Coddington where there are local amenities including a primary school, community centre, The Plough Inn, a Church and village hall. There is a bus stop close to the plot and Newark town centre is within 2 miles.

The site forms part of the garden to Blacks Farmhouse and has been used previously as garden and orchard. The site backs onto open fields that fall away to Beckingham Road to the south.

There are weekly and Saturday bus services to Newark town centre and school bus services to the Tuxford Academy, Grantham High School, Welbourn and Sleaford.

### TOWN & COUNTRY PLANNING

Planning permission is granted by appeal decision dated 4th June 2023. The appeal reference is APP/B3030/W/22/3312731. The planning application to Newark & Sherwood District Council is under reference 22/01491/PIP. The appeal is allowed and permission in principle is granted for 1 dwelling at Blacks Farm, 27 Newark Road, Coddington, Newark, NG24 2QF in accordance with the terms of the application reference 22/01491/PIP dated 27th July 2022 and the plan submitted reference BW1-01051258.

The documents can be accessed on Newark & Sherwood District Council website: <https://www.newark-sherwooddc.gov.uk/your-council/planning-services/>

### ACCESS

The existing access will be retained. The width requirement is 4.25 metres + 0.5 metre either side if bound by a wall or a hedge. The purchaser will be responsible for removing

the section of wall frontage necessary to provide the access width. The vendor shall reserve a right of way over the existing access for all times and all purposes at Blacks Farm, 27 Newark Road, Coddington.

### SERVICES

Mains water, electricity, gas and drainage are understood to be available but purchasers should make their own enquiries with regard to the technical matters and connection charges.

There is an existing mains sewer within 5 metres of the plot approximately running through the field to the south of the building plot. The vendor owns the field and will grant a drainage easement.

### TENURE

The land is freehold.

### POSSESSION

Vacant possession will be given on completion.

### VIEWING

The plot is gated and access for viewing is strictly by appointment with the selling agents.

### PLAN

An Ordnance Survey Plan is attached to the particulars with the plot outlined in red for identification purposes.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

The actual amount of the CIL payable will be calculated when a decision is made on the subsequent reserve matters application. A self-builder for own occupation may apply for the CIL exemption.

### CONDITIONS OF SALE

1. The dwelling shall be a single storey building.
2. Dormer windows or rooflights facing east or south will be allowed.
3. Within 2 months of completion of the sale and prior to commencement of building works (whichever is the sooner) there shall be a 6ft height boundary fence on concrete posts with concrete gravel boards and wooden panels erected to the area adjacent to Blacks Farm garden, annotated A, B, C & D on the plan.

4. The existing driveway shall be conveyed with the building plot but subject to vehicular and pedestrian rights of way for all times and purposes to the retained property and land at 27 Blacks Farm.

5. There shall be no parking on the joint driveway area.

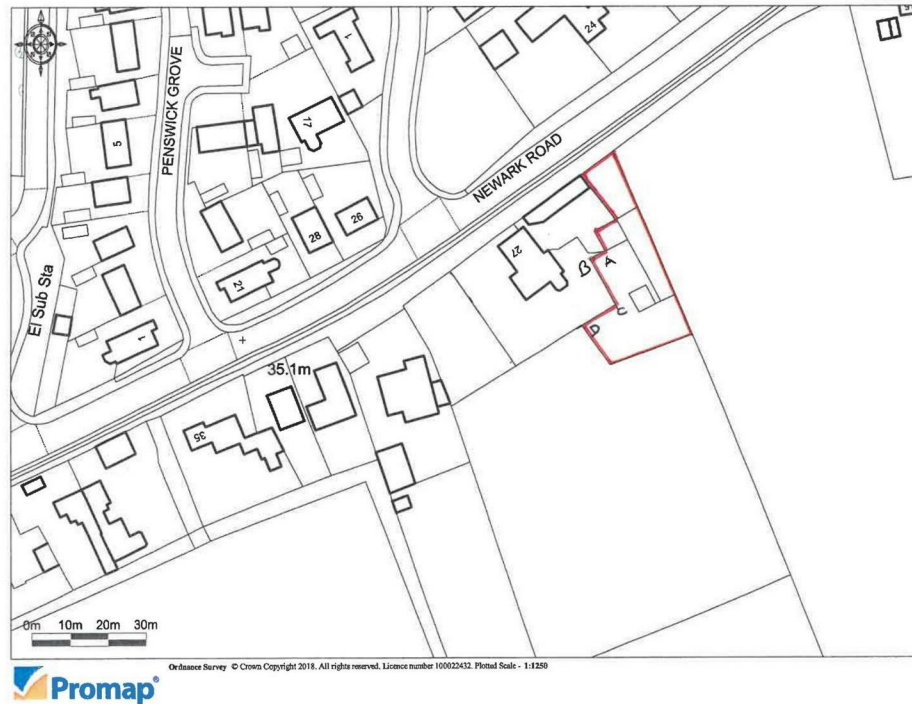
6. Subject to Nottinghamshire County Council Highways specification it may be necessary to widen the gated access and remove part of the frontage wall and the existing stone pillar. The existing stone pillar is to be preserved and re-sited at the point of access.

7. The seller will approve plans prior to submission but providing the conditions above are complied with consent will not be unreasonably withheld and the requirements of Newark & Sherwood District Council Planning Department will be acceptable by the sellers.

8. The sellers own the adjoining field and are prepared to grant an easement to the existing foul drain if required by the purchasers.

9. Should the purchasers wish to retain the existing double garage a condition of sale is that the existing two garage doorways in the front elevation shall be removed and bricked up permanently with a matching red brick or block and render.





*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.*

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