



**Building Plot and Workshops, Eagle House
Garage Main Street, Laneham, Retford,
Nottinghamshire, DN22 0NG**

Guide Price £295,000
Tel: 01636 611811

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

- Building Plot and Existing Workshops
- Planning Permission For New Dwelling
- Approved Plans For Barn Inspired Design
- Existing Workshops & Store (2,470 sq.ft) (2,400 sqft)
- Total Site Area 0.386 Acre

The proposed single detached two-storey dwelling utilises the existing access to the site. The Reserved Matters application for access, appearance, landscaping, layout and scale is approved by Bassetlaw District Council. This exciting design in character with the area will undoubtedly provide an attractive and valuable 4 bedroomed family sized house together with existing use workshop and storage premises, ideal for a family business enterprise.

Laneham is a small Nottinghamshire village steeped in charm and character. The area is accessible to the A57, Newark 15 miles, Retford 7 miles and Lincoln 12 miles approximately. Local amenities include a public house, village hall, a wealth of countryside walks and lanes.

THE BUILDING PLOT

Proposed new dwelling will stand gable end to the road and access. There is a driveway, parking and rear garden area designed with the proposed site layout.

PROPOSED NEW DWELLING

The building design incorporates on the ground floor; reception hall, cloakroom, dining/living kitchen, utility, study and lounge.

The first floor provides four double bedrooms, master dressing room and en-suite, family bathroom.

The gross internal area of the property is 208 sq.m (2,240 sq.ft) approximately.

TOWN AND COUNTRY PLANNING

Outline planning permission is granted by an appeal decision under Bassetlaw District Council reference 17/01008/OUT granted 19th March 2018.

Reserved Matters are granted under Bassetlaw District Council reference 01158 321321 25th August 2021.

The documents and plan may be accessed on the Bassetlaw District Council planning website. <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/comment-track-and-view-current-applications/>

THE WORKSHOPS EAGLE HOUSE GARAGE

Constructed of brick and block walls with steel roof trusses and asbestos roof sheets, comprising;

MAIN WORKSHOP

48'9 x 27' (14.86m x 8.23m)

With 3 phase electric, WC off with sink and water geyser.

OFFICE

20'6 x 8'10 (6.25m x 2.69m)

With florescent lighting. Steel staircase leading to:

MEZZANINE AREA

20'6 x 8'10 (6.25m x 2.69m)

With WC facility.

WORKSHOP

29' x 17' (8.84m x 5.18m)

With mono-pitched roof. Florescent lighting.

WORKSHOP/STORAGE AREA

28'6 x 17'4 (8.69m x 5.28m)

With mono-pitched roof.

Externally there is an old piggery building and side and rear storage areas.

There is a right of way over the lane at the side of the workshop to access gates into the rear yard.

SERVICES

Mains water, electricity and drainage are understood to be connected. Purchasers should make their own enquiries as to the availability of services for development purposes.

TENURE

The property is freehold.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

We are informed that the CIL charge has been paid.

POSSESSION

Vacant possession will be given on completion. We anticipate the completion date will be arranged by agreement 8-16 weeks following exchange of contracts.

MORTGAGE

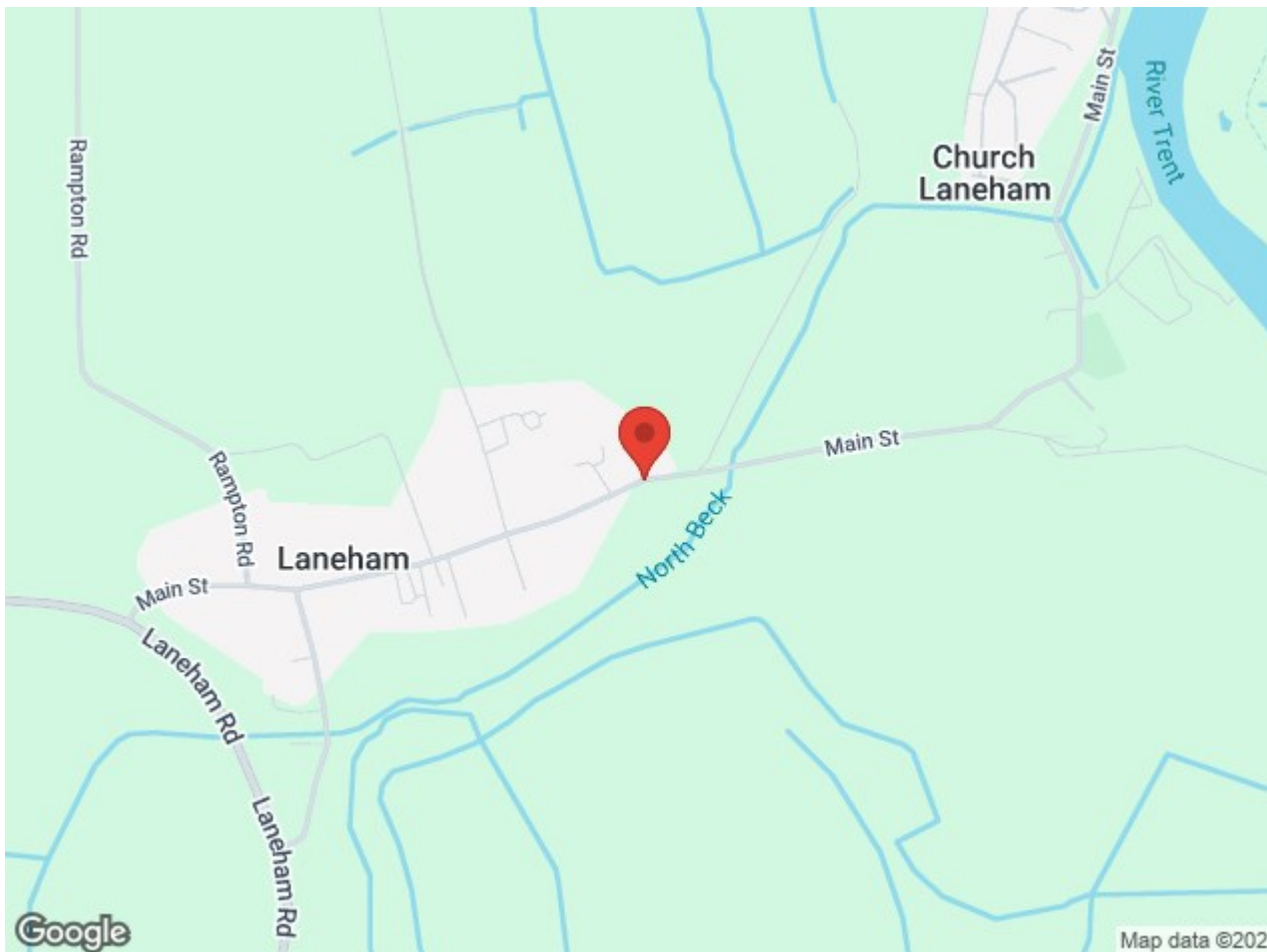
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

Eagle House Garage, Main Street, Laneham, Retford, DN22 0NG





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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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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