



**Building Land Adjacent To, Mount View
Markham Road, Tuxford, Newark,
Nottinghamshire, NG22 0NP**

Asking Price £450,000
Tel: 01636 611811

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

- Residential Building Land
- Site Area 1.04 Acre
- Mains Water, Electricity and Drainage Available
- Full Planning Permission for 5 Dwellings
- Detached Four Bedroom Houses Planned
- Local Services, Primary and Tuxford Academy

A residential building site with full planning permission for the erection of 5 four bedroom detached houses. The site extends to 1.04 Acre or thereabouts. The gross internal area of each property is 199.6 sq.m (2149 sq.ft) with the potential of a substantial gross development value. Reserved matters are approved under Bassetlaw District Council reference 22/01294/RES dated 10th January 2023. The site is situated in a conservation area, and whilst adjacent to the A1 trunk road, there is an established tree lined embankment and the site contours offer a natural landscape.

The site is conveniently situated off Markham Road with footpaths into Tuxford Market Place and the local amenities.

Tuxford is an attractive market town with a Georgian centre said to have been completely rebuilt after a fire in 1702. Important through the ages as a coaching centre, Tuxford is situated at the crossing of the Great North Road and Lincoln Road. The A1 now bypasses the village adjacent to this site and there are access points north at Markham Moor and south from Tuxford. There are a variety of shops in the attractive Market Square and the major centres of Newark, Retford, Ollerton and Lincoln are within easy commuting distance. The Tuxford Academy has an excellent reputation and keenly selected by parents in the surrounding catchment areas.

TOWN AND COUNTRY PLANNING

Outline planning permission with Reserved Matters was granted by Bassetlaw District Council to erect five dwellings under application number 19/00794/OUT 1st October 2019. Reserved Matters were approved under Bassetlaw District Council reference 22/01294/RES 10th January 2023.

The documents and approved plans can be viewed on the Bassetlaw District Council planning portal (<https://publicaccess.bassetlaw.gov.uk/online-applications>) or at the offices of Richard Watkinson & Partners. Documents also include:

- * Topographical survey
- * Noise Impact Assessment
- * Phase 2 Contamination Report

ACCESS

The purchasers will be responsible for widening the existing access in accordance with the planning condition.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Purchasers will be responsible for the CIL charge which will be assessed at £TBC.

SERVICES

Mains water and electricity are understood to be available at Markham Road with existing ducting to the site.

Foul drainage is available at Burleigh Court where there is a manhole and the availability for surface water into a storm drain subject to attenuation details. Purchasers should make their own enquiries as to the technical matters.

VIEWING

The site is secure and viewing is strictly by appointment with the selling agents Richard Watkinson & Partners.

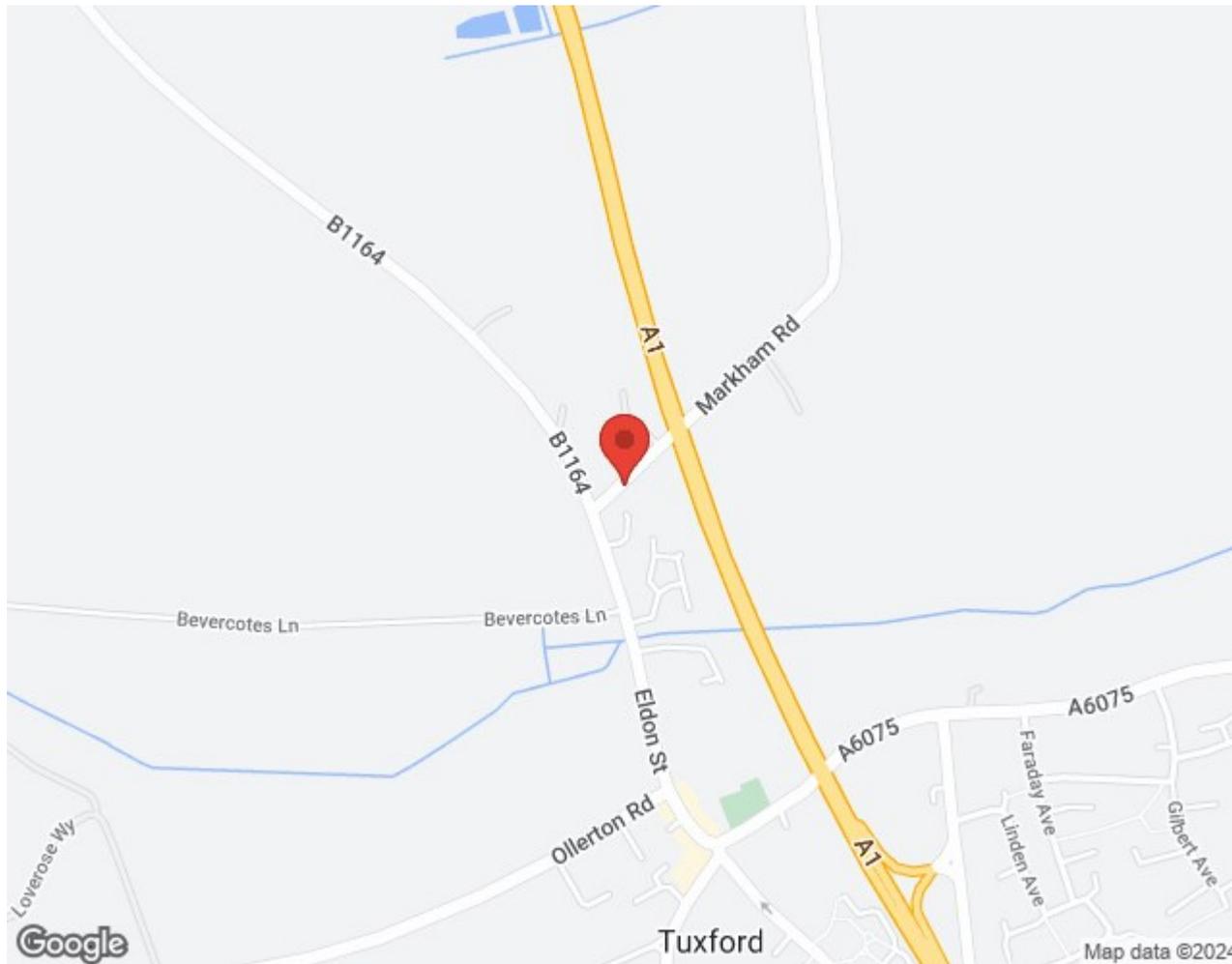




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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



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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 01636 611811



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