



**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
- Reserved Matters Approved for Five Dwellings
- Detached Four Bedroom Houses Planned
- Local Services, Primary School and Tuxford Academy
- Outline Planning Permission Valid Until November 2025
- Site Area 1.04 Acre
- Mains Water, Electricity and Drainage Available
- Exceptionally Good Sized Plots

A residential building site with outline planning permission granted until November 2025 for the erection of 5 four bedroomed detached houses. Reserved matters are also approved for the scale, appearance, layout and landscaping. The site is capable of accommodating detached properties, each over 2000 sq. ft with the potential of a substantial Gross Development Value. The site is situated on contoured land 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. A primary school and the Tuxford Academy secondary school are within easy access to the property.

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 5 dwellings under application number 22/01188/OUT and this consent is valid until 24th November 2025.

A scheme for 5 dwellings is approved with Reserved Matters under Bassetlaw District Council reference 22/01294/RES dated 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.

### 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.

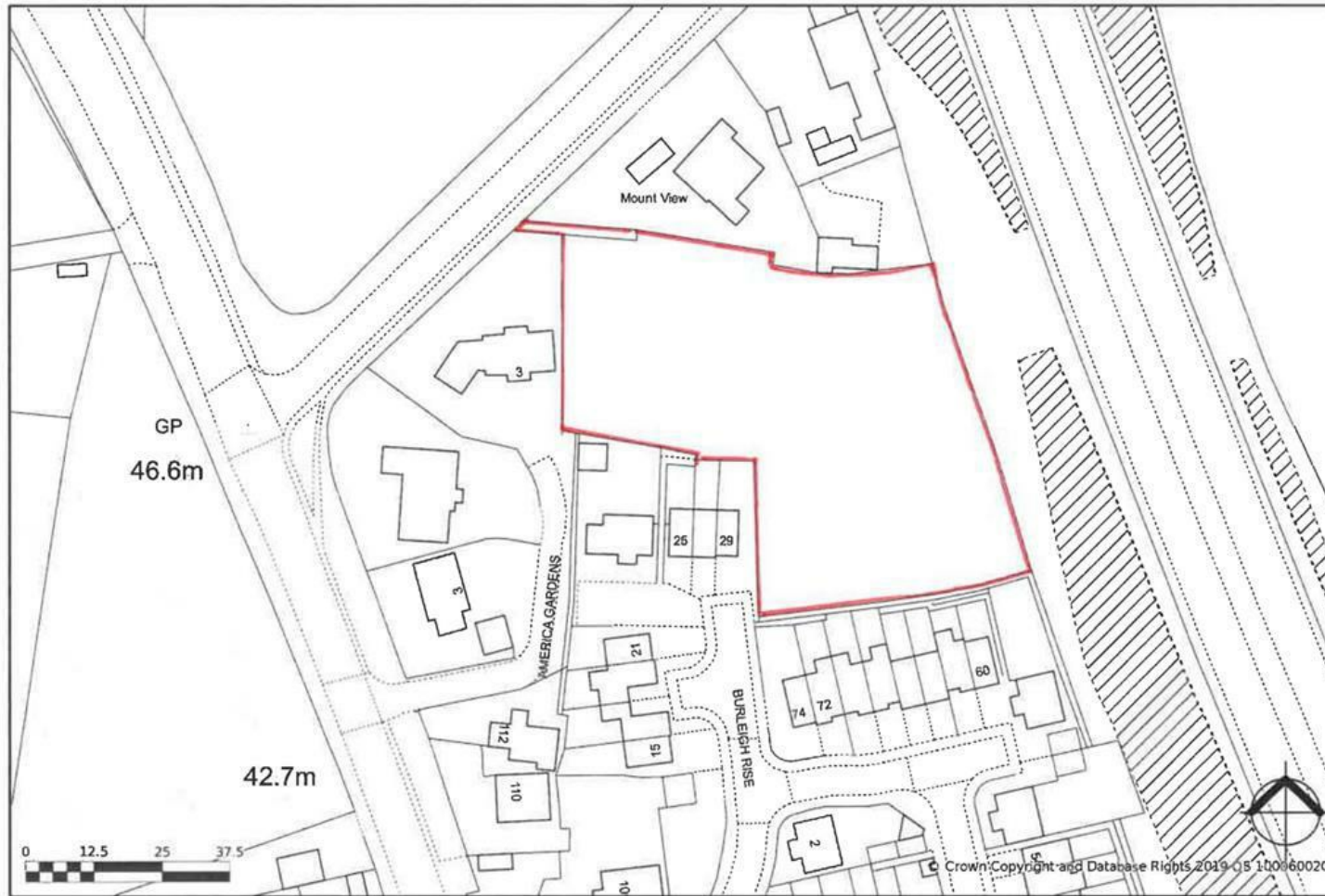
### VIEWING

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



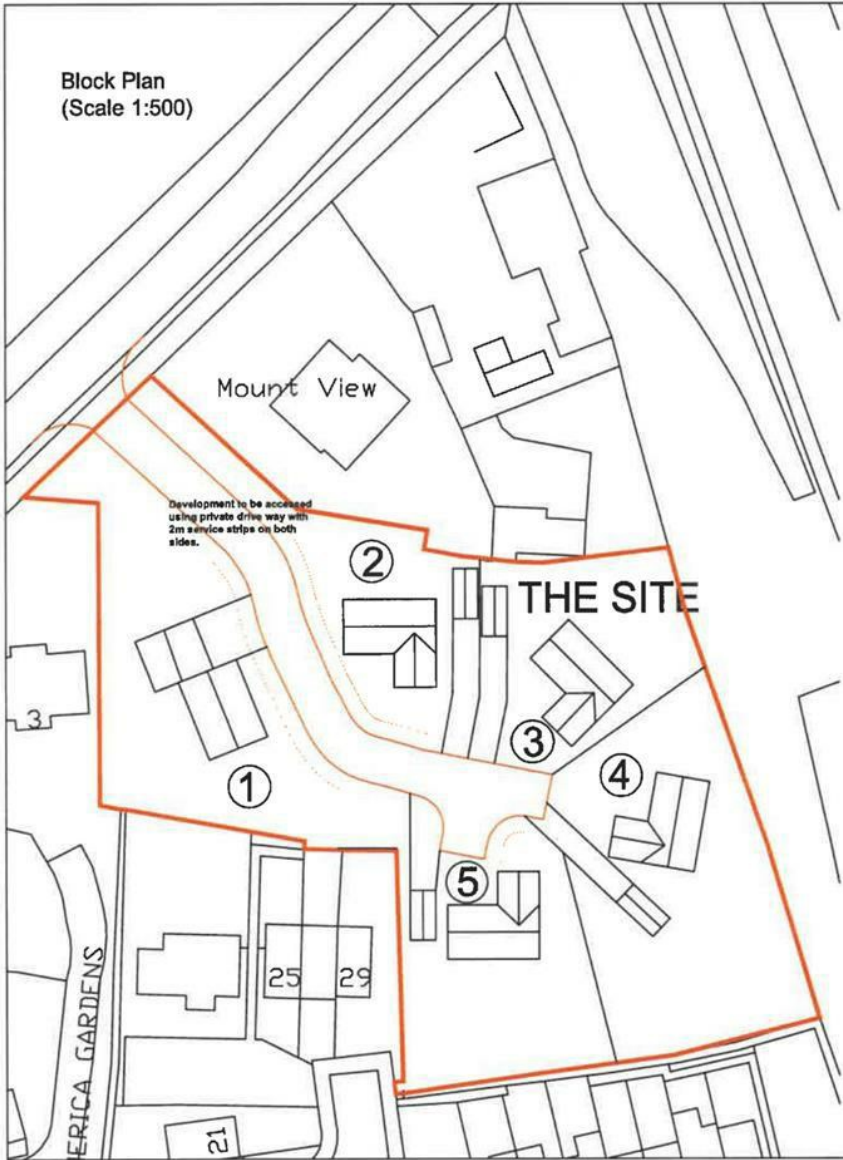


Land adjacent to Mount View, Markham Road, Tuxford, Newark, NG22 0NP

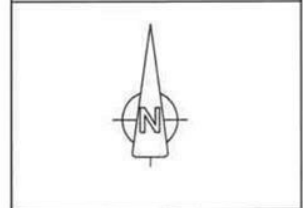


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Plotted Scale - 1:1,250



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Site area edged red = 0.42ha

rev | amendments | by | date

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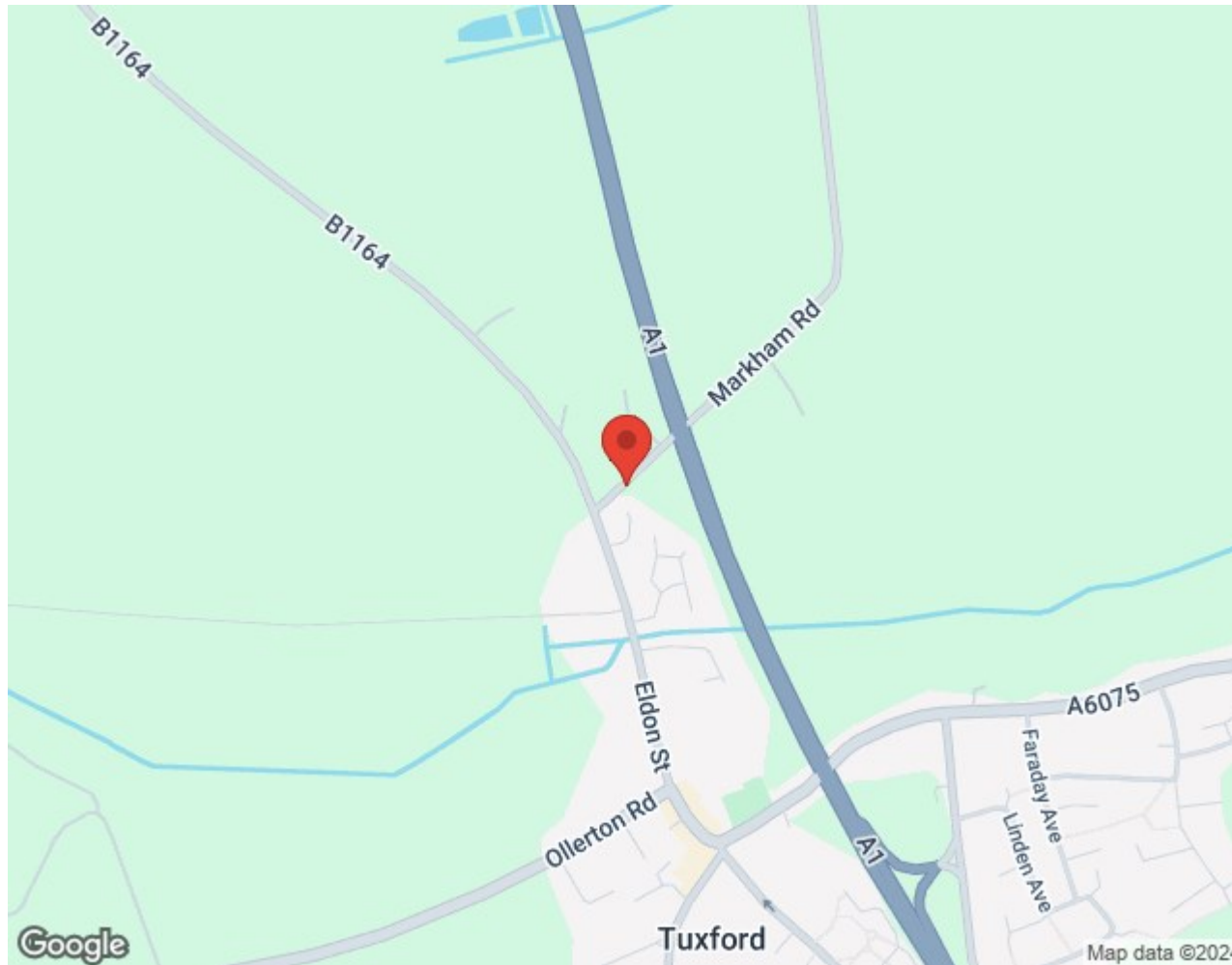
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Client:  
**Mr Adam Fox**

Project:  
**Land adjacent to Mount View  
Markham Road, Tuxford, NG22 0NP**

Title:  
**Site and Block Plan**

Drawing Status: Planning	Date Created: 7.5.19	Drawing Scale: As stated
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Drawing Paper Size: A3		



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



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