



**Building Plot Fosse Road, Farndon, Newark,  
NG24 3UB**

**Offers In Excess Of £250,000**

**Tel: 01636 611811**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Building Plot
- Full Planning Permission - Detached Four Bedroom Bungalow
- Proposed Footprint 210 sq.m (2250 sq.ft approximately)
- Village Amenities including a Primary School
- 2390 sq.m (0.59 acre)
- Impressive Long Driveway and Landscaping Potential
- All Mains Services Available
- Newark 2 miles

An individual building plot extending to 0.6 acre with full planning permission for a four bedroomed bungalow. The proposed property is set well back on the site with the potential of an impressive long driveway and landscaping. The footprint of the proposed design is 210 sq.m (2250 sq.ft) approximately. The plot has road frontage, good access and all mains services are available.

The building plot is located within the village of Farndon where there are local amenities including a primary school, sports ground, riverside public house and walking facilities. Newark town centre is within 2 miles.

The site is level with light sand gravel subsoils providing ideal construction conditions.

### TOWN & COUNTRY PLANNING

Planning permission is granted under an Appeal Decision reference APP/B3030/W/23/3334685 on land adjacent to Fosse Road, Farndon, Nottinghamshire, NG24 3UB. The Newark and Sherwood District Council planning reference is 23/01429/FUL.

Planning permission is granted for the erection of a four bedroomed bungalow in accordance with the terms of the application, subject to conditions.

The documents can be viewed on the Newark and Sherwood District Council planning portal - <https://www.newark-sherwooddc.gov.uk/your-council/planning-services>

The documents available are as follows:

- \* The inspector's appeal decision
- \* proposed plans and elevations (attached)
- \* flood risk assessment
- \* topographical survey plans

### SERVICES

Mains water, electricity, and gas and understood to be available but purchaser's should make their own enquiries with regard to the technical matter and connection charges. Mains gas, electricity and drainage are understood to be available on Staveley Court. Mains water on Fosse Road.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

The plot is assessed for the CIL charge, approximately £11,000. Self-build and owner occupiers may apply for the exemption.

### TENURE

The property is freehold.

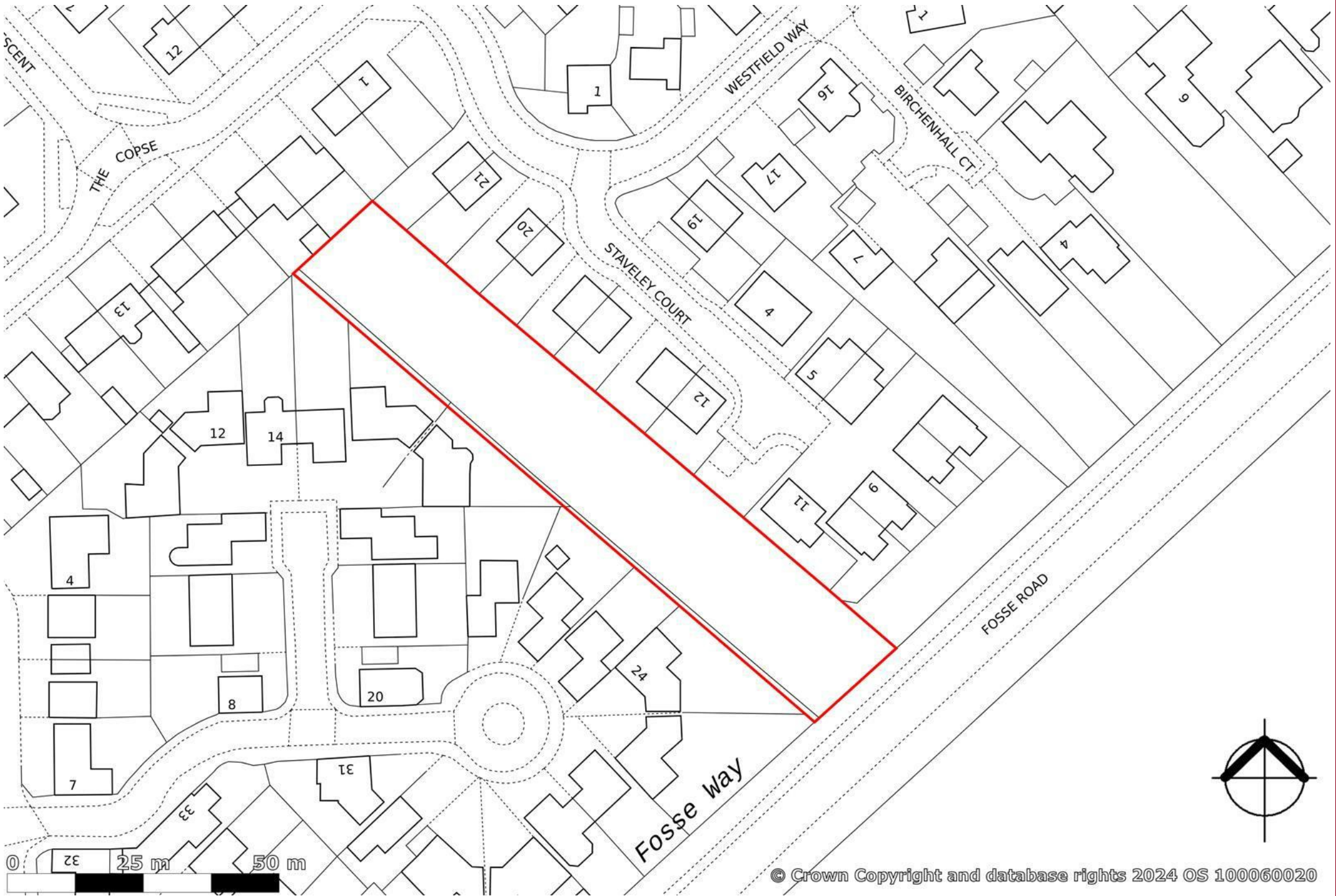
### POSSESSION

Vacant possession will be given on completion.

### VIEWING

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







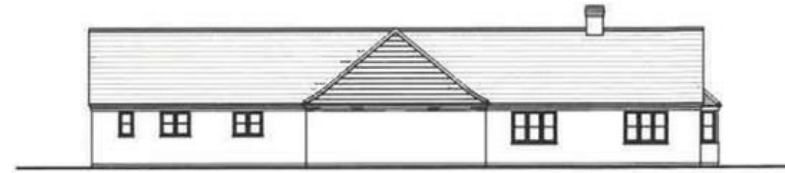
**SOUTH EAST ELEVATION**



**NORTH WEST ELEVATION**



**FLOOR PLAN**



**SOUTH WEST ELEVATION**



**NORTH EAST ELEVATION**

**Specification Notes :**

**Roof :**  
 Coronels Double Pantiles  
 Manufacturer : Sandtoft  
 Colour : Rustic Red

**Walls :**  
 Facing Brickwork  
 Manufacturer : Traditional Brick and Stone  
 Colour : Farmhouse Antique

**Rainwater Goods :**  
 UPVC Halfround Eavesgutters and RWP's  
 Colour : Black

**Window Frames :**  
 Upvc Construction  
 Colour : Chartwell Green

**External Doors : Bungalow**  
 Upvc Construction  
 Colour : Frames : Chartwell Green  
 Doors : Dark Green

**External Doors : Garage**  
 Front Door Frame : Timber Framed Construction  
 Colour : Chartwell Green Painted Finish  
 Door : Pressed Steel Up-and Over  
 Colour : Dark Green Painted Finish  
 Side Door Frame : Timber Frame Construction  
 Colour : Chartwell Green Painted Finish  
 Door : Timber Vertically Boarded  
 Colour : Dark Green Painted Finish

<b>Job No.</b>	<b>Drawing No.</b>
11 / 2020	20 / 11 / 2020
<b>Scale</b>	<b>Revisions</b>
1: 100 @ A1	A: 16TH FEBRUARY 2022
	B: 28TH JUNE 2022
	C: 11TH JULY 2022
	D: 10TH JULY 2022
<b>Date</b>	
31ST AUGUST 2020	

**PROPOSED BUNGALOW  
 PLANS AND ELEVATIONS**



**Orchard House**

**RESIDENTIAL DEVELOPMENT:  
 LAND ADJACENT TO STAVELEY COURT, FOSSE ROAD,  
 FARNDON, NEWARK, NOTTINGHAMSHIRE**



- KEY**
- A : Proposed Vehicular Access
  - B : Proposed Driveway : 3.2m In Width : Tarmac Surface
  - C : Proposed Turning Facility Tarmac Surface
  - D : Proposed Parking Spaces 3000x5000mm In Size : Concrete Block Pavers
  - E : Proposed Four Bedroom Bungalow
  - G : New Boundary Fence : Timber Vertically Boarded : 1800mm In Height
  - H : Edging Boundary Hedge : 2000mm In Height
  - J : Floodplain Compensatory Storage Area : 40 cubic metres storage capacity : Base Level 12.35m AOD
  - K : Pipes to allow floodwater to flow under elevated driveway : 225mm diameter @ 7500mm c/c, with 1.0m diameter catchpit at access point and exit.
- 12.70 Proposed Level  
12.33 Existing Level

Job No.	Drawing No.
11 / 2020	10 / 11 / 2020
Scale	Revisions
1 : 200 @ A1	A : 9TH JULY 2021 C : 19TH JUNE 2022 D : 10TH AUGUST 2023
Date	
31ST AUGUST 2020	

**SITE PLAN  
SCHEME IV**



**Orchard House**

**RESIDENTIAL DEVELOPMENT :  
LAND ADJACENT TO STAVELEY COURT, FOSSE ROAD,  
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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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Surveyors, Estate Agents, Valuers, Auctioneers