



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

Offers In Excess Of £225,000

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.

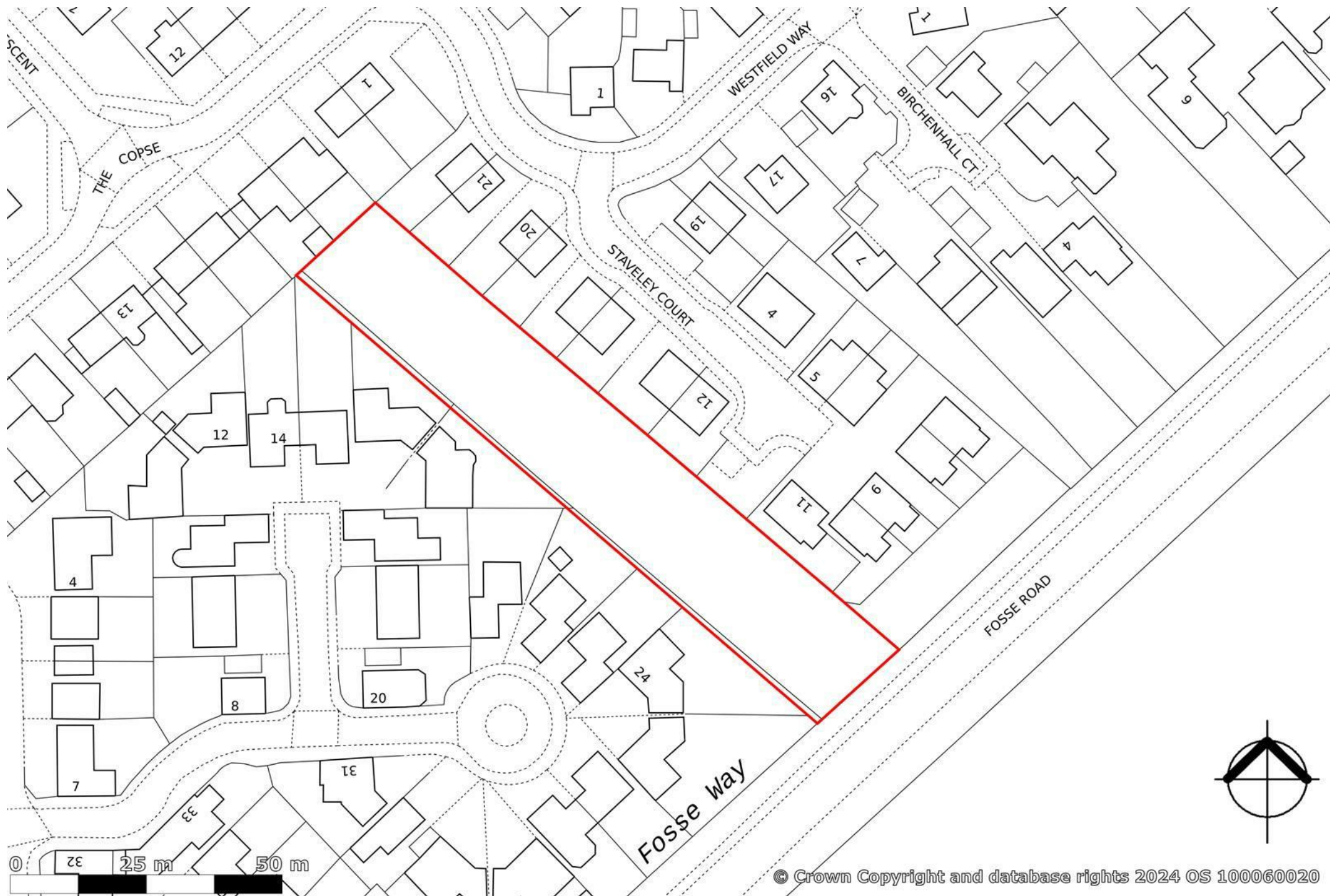
POSSESSION

Vacant possession will be given on completion.

VIEWING

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



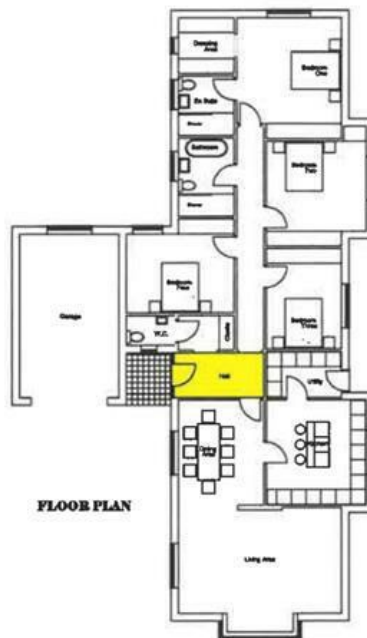




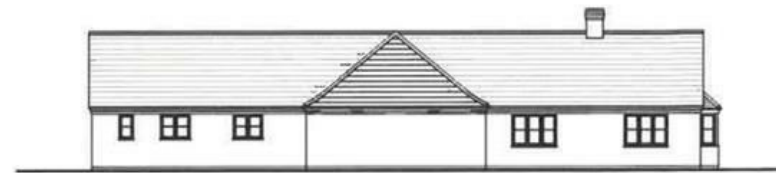
SOUTH EAST ELEVATION



NORTH WEST ELEVATION



FLOOR PLAN



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

Specification Notes :

Roof :
 Coronita 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

Job No. 11 / 2020 Drawing No. 20 / 11 / 2020

Scale 1:100 @ A1 Revisions

Date 31ST AUGUST 2020

A: 16TH FEBRUARY 2022
 B: 28TH JUNE 2022
 C: 11TH JULY 2022
 D: 19TH JULY 2022

**PROPOSED BUNGALOW
 PLANS AND ELEVATIONS**



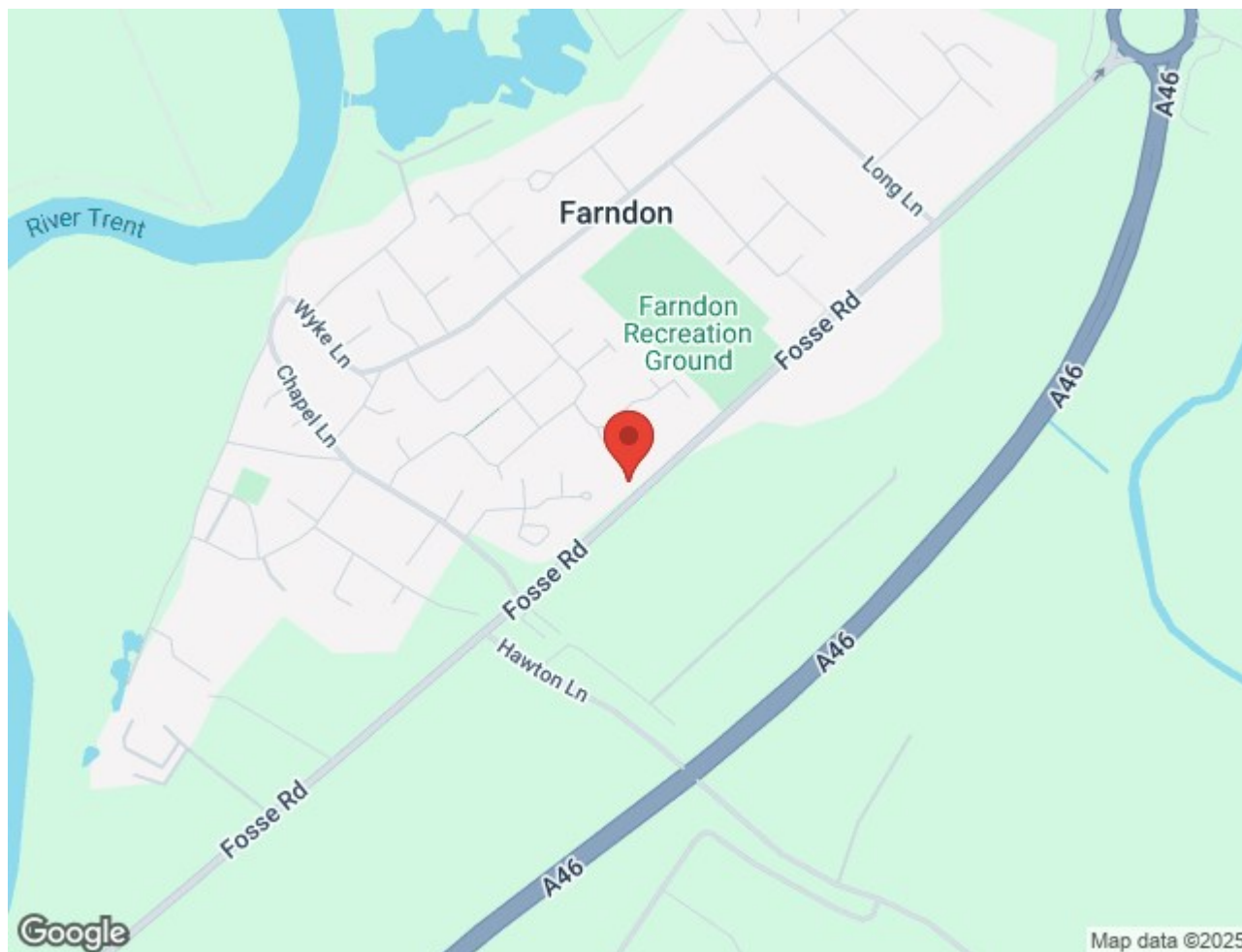
Orchard House

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

3 Farndon Road, Newark, Nottinghamshire, NG24 4SB. Telephone 01636 707468.



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



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