



**Building Plot, The Meerings, Sutton-On-Trent,
Newark, NG23 6QG**

O.I.R.O £110,000
Tel: 01636 611 811

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

- Outline Planning Permission Granted For One Dwelling
- Single Storey Dwelling Permitted
- Road Frontage Access
- Excellent Local Amenities
- Site Area 400 sq. m Approximately
- Established Residential Area
- Self-Build Opportunity
- Existing Corrugated Garage

An individual building plot with Outline Planning Permission granted for a single storey dwelling. The plot extends to 400 sq. m approximately, with access from an adopted road. There is an existing corrugated garage. The property is situated within a well established residential area, close to local amenities.

Outline Planning Permission is granted conditionally for a dwelling not exceeding single storey in height. Details of the appearance, landscaping, layout and scale are reserved matters for approval by the Local Planning Authority.

The plot offers an excellent opportunity for a self-build or developers project.

The village of Sutton on Trent is situated just 8 miles north of Newark. Local amenities include a primary school, Co-operative store, hairdressers and local coffee shop. There are many local societies and clubs. The village has regular bus services to Newark, Tuxford and Retford.

A plan is attached to these particulars with the extent of the plot outlined in red. Note number 12 garage, and the strip of land that it stands on, is not included in the sale, and rights of access are retained.

TOWN & COUNTRY PLANNING

Outline Planning Permission for one dwelling with all matters reserved except access are granted by Newark & Sherwood District Council under Application Number 23/02236/OUT, Decision dated 11th March 2024.

An application for the approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.

A copy of the Planning Permission is attached to these particulars.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The actual amount of the CIL payment will be calculated when a decision is made on the subsequent Reserved Matters Applications. Persons completing the development for self-build occupants may apply for exemption of the CIL payment.

SERVICES

Mains water, electricity, and drainage are understood to be available, but purchasers should make their own enquiries as to the technical matters concerning connections. There is no mains gas in the village.

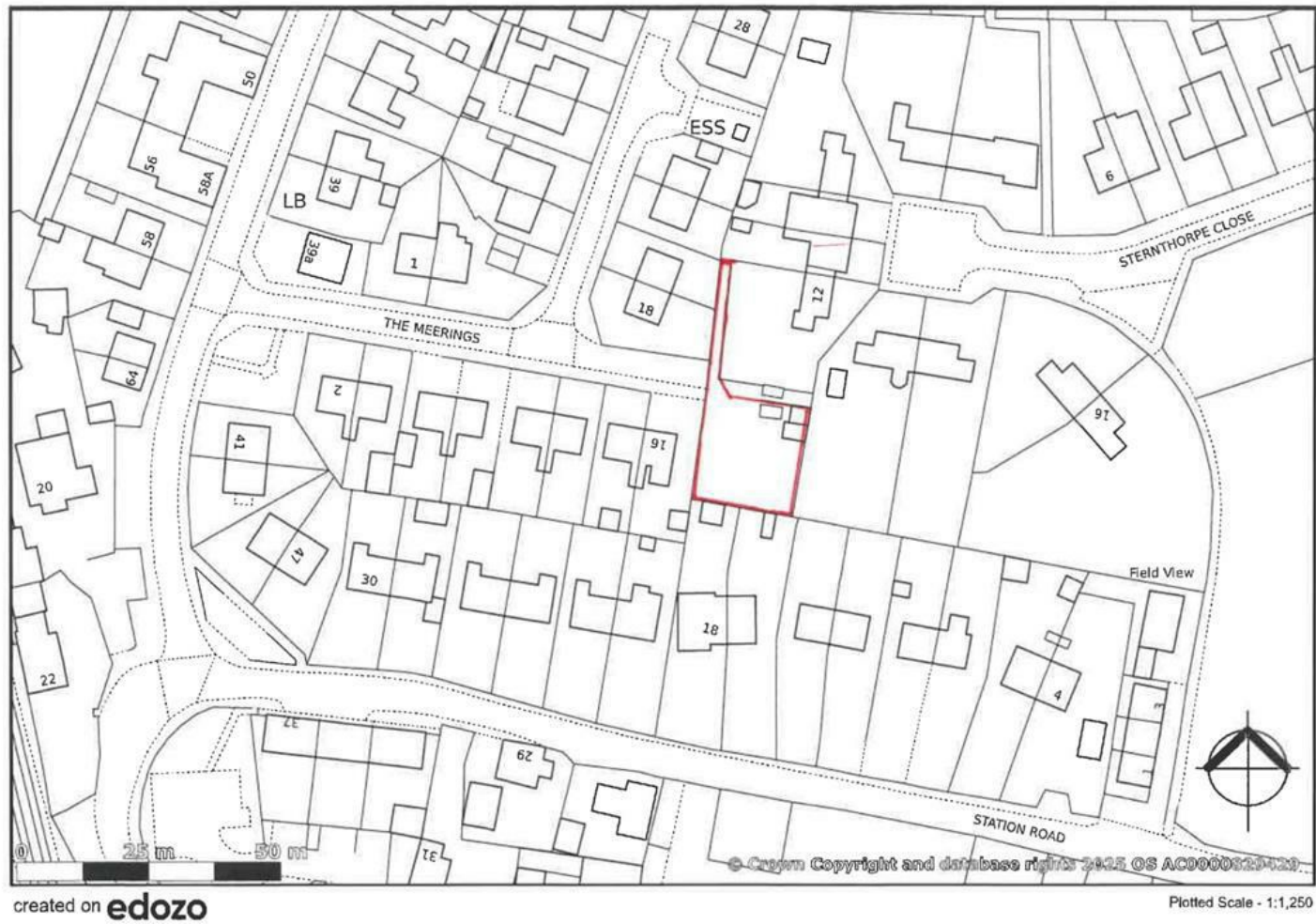
TENURE

The land is freehold.

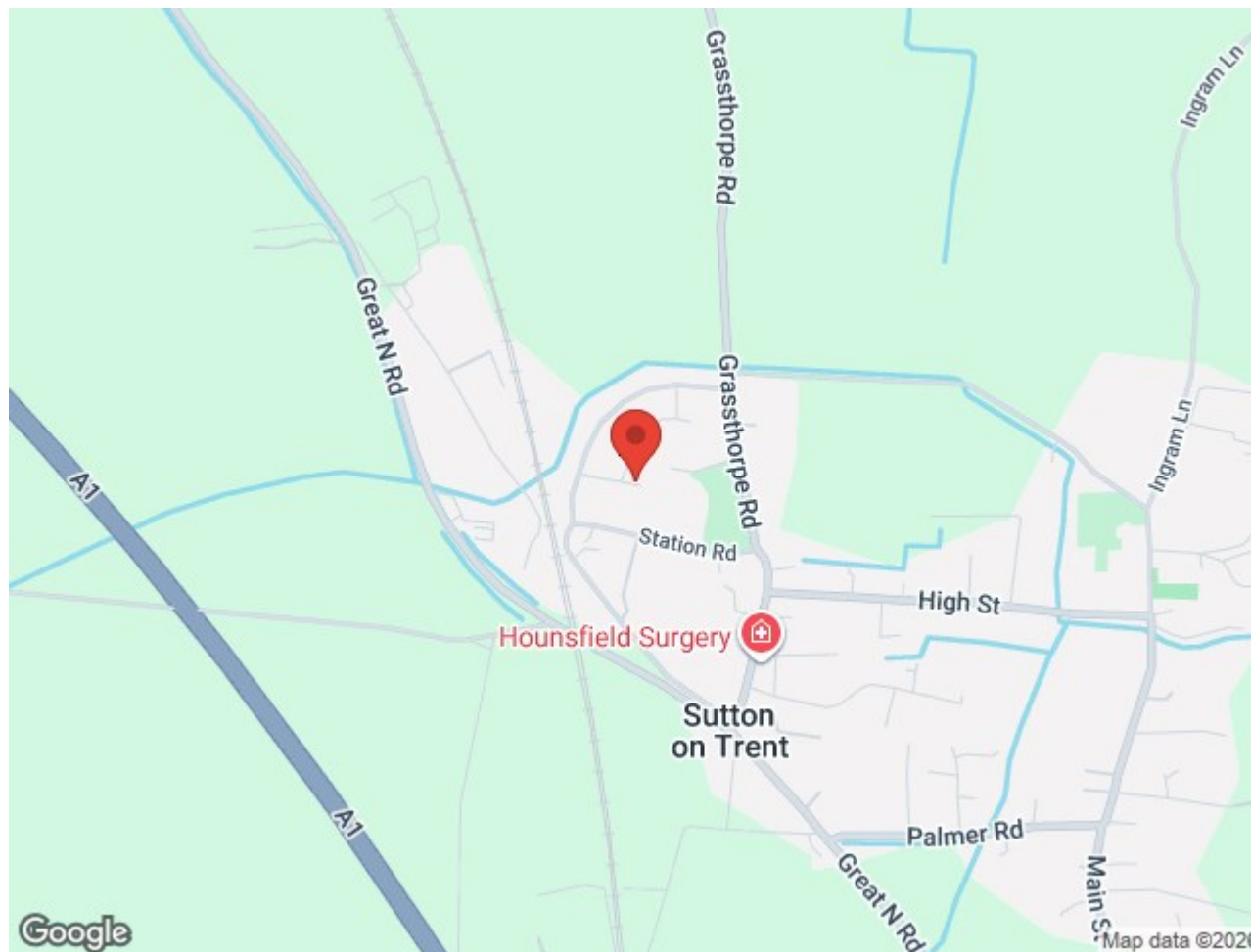
POSSESSION

Vacant possession will be given on completion.

16 The Meerings, Sutton-on-Trent, Newark, NG23 6QQ



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



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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