



Storage Building & Amenity Land The Bar,
Laxton, Newark, Nottinghamshire, NG22 0NT

£80,000

Tel: 01636 611 811

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

- Brick & Pantile Storage Building
- Greenhouse & Allotment Plot
- Amenity Land 1574 sq.m (0.389 acre)
- Hedgerow Frontage & Field Gate Entrance

A brick and pantiled storage building and amenity land extending to 1574 sq.m (0.389 acre) or thereabouts situated on the outskirts of Laxton village. The building and land ideal for leisure and amenity purposes provides also a greenhouse and allotment plot. There is a hedgerow frontage, field gate main entrance and a personal gate on the village side of the plot.

A plan is attached to these particulars. Viewing is strictly by appointment with the selling agents.

The land is subject to a covenant restricting development.

The following accommodation is provided:

STORAGE BUILDING

23' x 16'11 (7.01m x 5.16m)

Of brick construction under a pantiled roof, double entrance doors.

GREENHOUSE

10' x 8' (3.05m x 2.44m)

TOWN & COUNTRY PLANNING

Planning permission for the erection of a dwelling under Newark and Sherwood District Council Reference 16/015824/FUL was refused November 2016. An appeal against this decision was dismissed June 2017.

Planning permission had been previously granted for the erection of a dwelling on the site Reference 48900577 June 1990.

SERVICES

Mains water is understood to be available whilst purchasers should make their own enquiries regarding connection and the installation of a meter. There is no electricity connected.

TENURE

The land is freehold.

POSSESSION

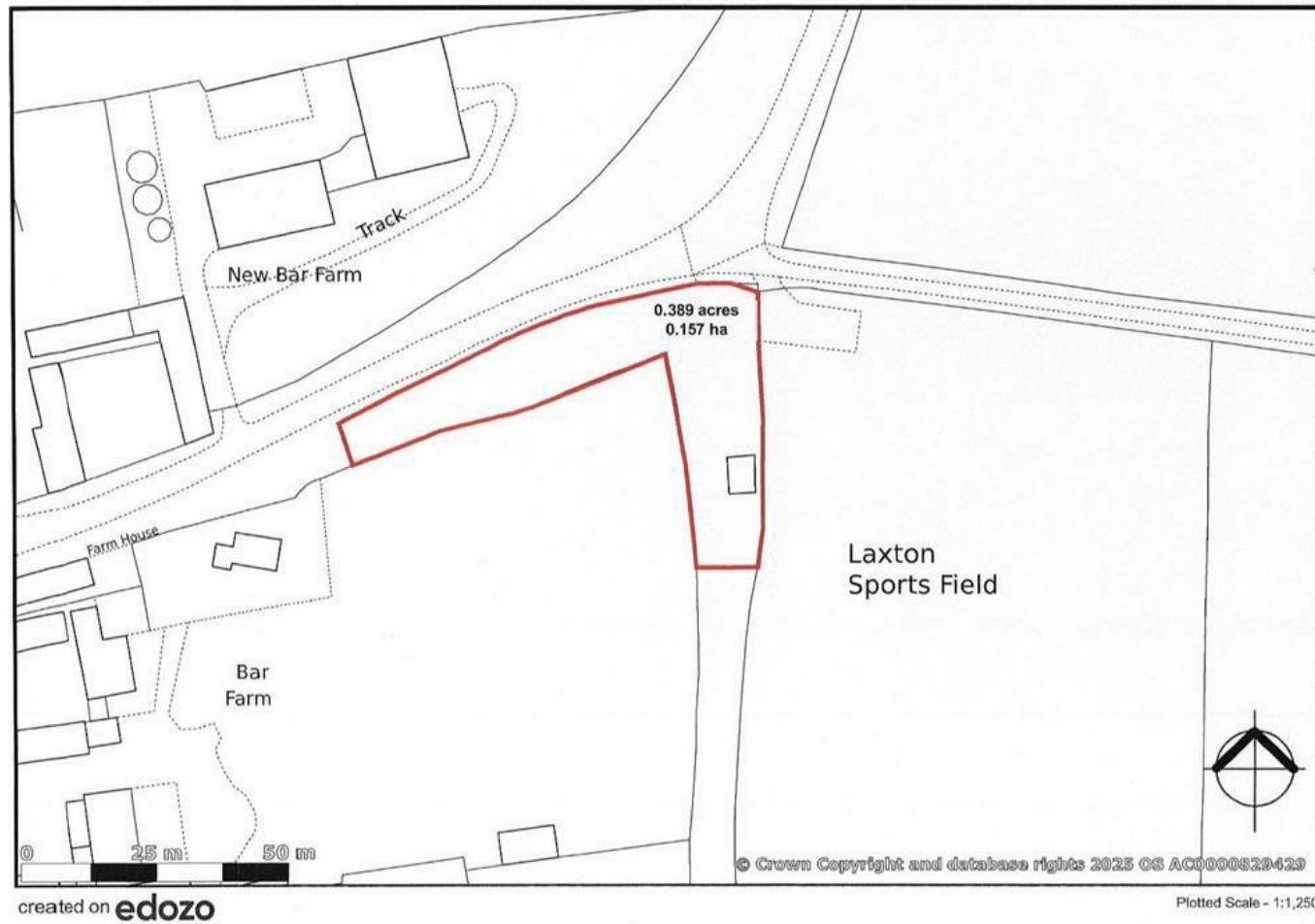
Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.



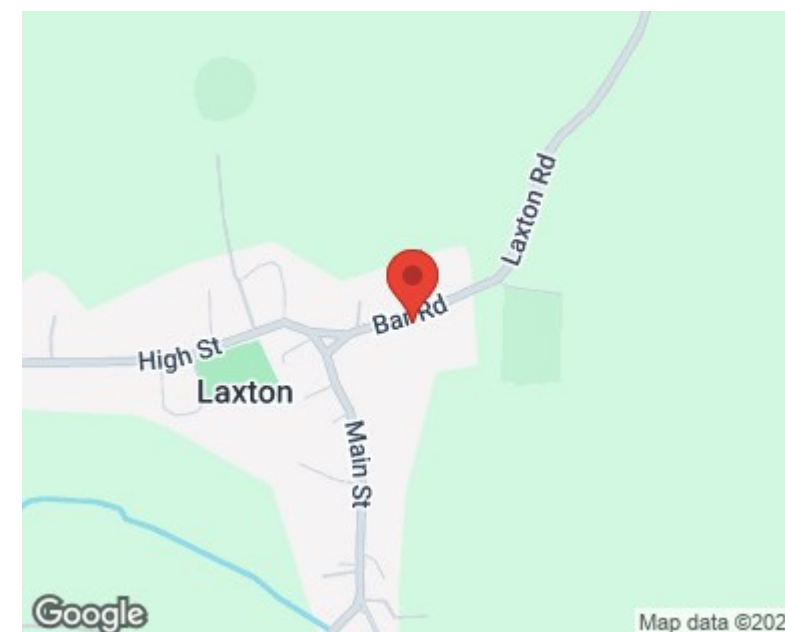
Storage Unit & Land, The Bar, Laxton, Newark, NG22 0NT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.

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 611 811



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