



**Building Plot, 22 Hawton Lane, New
Balderton, Newark, Nottinghamshire, NG24
3DL**

Offers In Excess Of £100,000

Tel: 01636 611 811

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

- Outline Permission for Detached Bungalow
- Self-Build Opportunity/First Occupation
- Internal Area Estimated 108 sq.m (1100 sq.ft) approx
- Site Area 655 sq.m (0.16 Acre)
- Private Drive Access
- Parking and Turning Bay
- Established Residential Area
- Close to Shops, Schools & Bus Services
- VIEWING STRICTLY BY APPOINTMENT

An individual building plot with outline planning permission for a self-build detached three bedroomed bungalow. The site area is 655 sq.m (0.16 acre) or thereabouts. The proposed bungalow has an estimated internal area of 102 sq.m (1100 sq.ft) approximately.

The site comprises the rear garden of the existing dwelling at 22 Hawton Lane. The plot providing privacy and seclusion is bounded by a hedgerow and ancient woodland to the rear. Access is by extended dropped kerbs to Hawton Lane and a new 3.6m wide driveway with turning area and parking spaces.

The plot is situated in an established residential area close to primary and secondary schools, supermarkets, local shopping facilities and bus services.

The site is level and generally in this area the soil structure is a light sandy loam.

An ideal opportunity for a private buyer and self-build or a developer's opportunity in an area where new bungalows are in short supply and normally carry premium values.

TOWN AND COUNTRY PLANNING

Outline planning permission is granted for demolition of existing garage and erection of 1 No. single storey dwelling (all matters reserved except access and scale).

The decision notice is dated 12th May 2025. An application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

The residential dwelling shall be constructed as a self-build dwelling in line with the definitions under Self-build and Custom Build Housing in the 2015 Housing & Planning Act. The dwelling, therefore, permitted shall be a person or persons who had primary input into the design and layout of the dwelling. Otherwise a developer may be liable for the Community Infrastructure Levy (CIL) charge.

Copies of the planning permission and documents submitted can be viewed on the Newark and District Council planning website - <https://www.newark-sherwooddc.gov.uk/your-council/planning-services/> or they are available at the offices of Richard Watkinson & Partners.

SERVICES

Mains water, electricity, gas and drainage are understood to be available but purchasers should make their own enquiries as to the technical details for connection.

CONDITIONS OF SALE

1. The purchaser shall be responsible for demolition of the existing garage and construction of a block paved parking area provided to the front of 22 Hawton Lane prior to commencement of the development.

2. The purchaser shall be responsible for boundary treatments including fencing as stated on the planning permission. A new 1.8m high timber panel fence with concrete posts to the boundary of 22 Hawton Lane and to the rear boundary of the site. The existing Leylandi hedge shall be maintained to 1.6m height.

3. The vendor shall retain a 0.15m strip of land to the perimeter of the site. Any development extended to the adjoining land, therefore, will be subject to negotiation for access.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.



Location Plan

Site Address: 22, Hawton Lane, Balderton, NG24 3DL

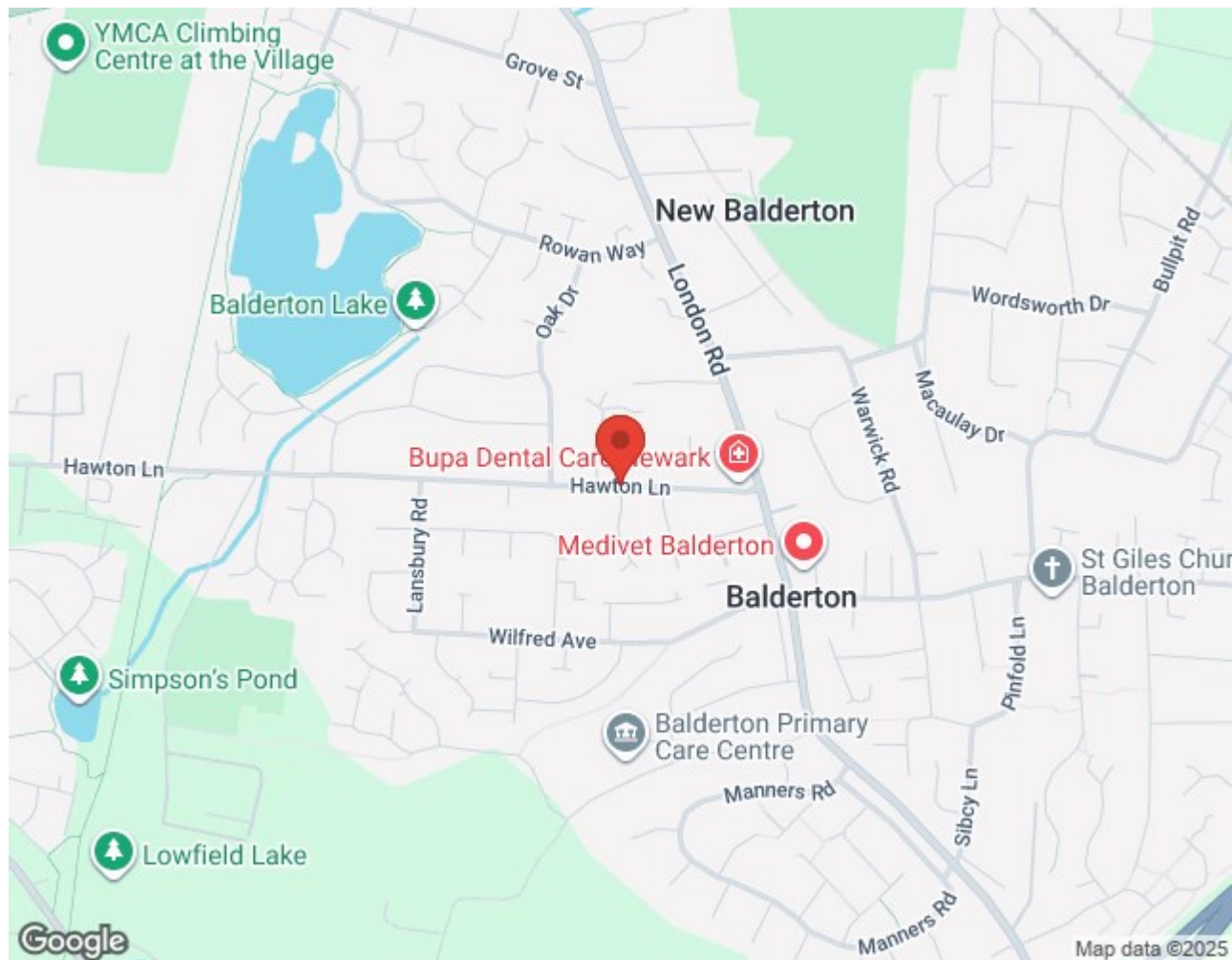
Date Produced: 28-Jan-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-13715608v1

0 50
Metres



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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