

## A superb building plot for sale for large single dwelling

1.396 hectare  
(3.45 acres)

- Adjacent to Stoke Hall on Church Lane, East Stoke
- Freehold for sale
- Initial planning enquiries already started with the local planning authority
- Offers at £300,000



**FOR SALE**



Location



Gallery



Contact

## Location

The Walled Garden is situated in open countryside, almost a mile outside the village of East Stoke and approximately 4 miles from the medieval town of Newark-on-Trent.

It is approached via a pleasant country lane and then by a small driveway. The property is adjacent to the former Stoke Hall which is now in private occupation.

## Tenure

Freehold.

## Planning

Initial discussions have taken place with the Newark & Sherwood District Council Planning Authority with a view to obtaining Planning Consent for the construction of a single substantial dwelling in its own grounds.

Full Planning history can be supplied to bona fide interested parties. It will be the responsibility of the potential purchasers to obtain Planning Consent for the development of the site for a building of a size and design to suit their own purposes.





## Possession

Vacant possession will be given upon completion.

## Video

A video is available showing the site.

## Price

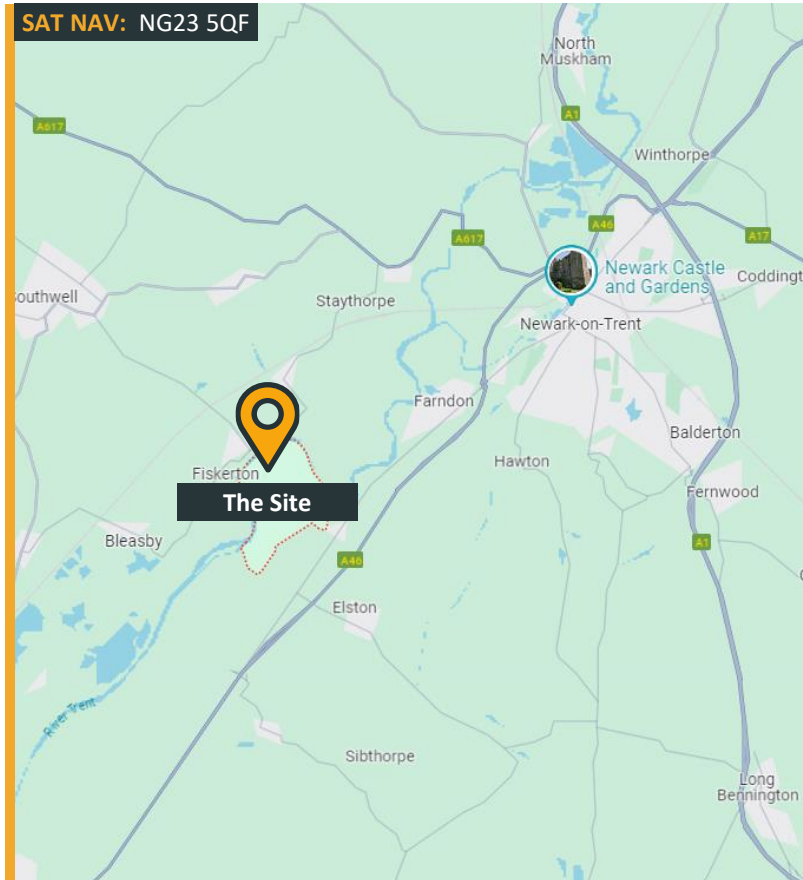
Offers in the region of £300,000.

## VAT

VAT is not applicable.

## Legal Costs

Each party to be responsible for their own costs incurred in this transaction.



## Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

## Further Information

For further information or to arrange a viewing please call or click on the email or website below:-

**Noel Roper**

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