

Building Land Adjacent To, Mount View Markham Road, Tuxford, Newark, Nottinghamshire, NG22 0NP

Asking Price £450,000

Tel: 01636 611 811

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Residential Building Land
- Outline Planning Permission Valid Until November 2025
- Mains Water, Electricity and Drainage Available
- Local Services, Primary School and Tuxford Academy
- Site Area 1.04 Acre (0.42 Ha)
- Detached Four Bedroom Houses Planned
- Exceptionally Good Sized Plots

A residential building site with outline planning permission granted until November 2025 for the erection of 5 four bedroomed detached houses. The site is capable of accommodating detached properties, each over 2000 sq. ft with the potential of a substantial Gross Development Value. The site is situated on contoured land and whilst adjacent to the A1 trunk road, there is an established tree lined embankment and the site contours offer a natural landscape.

The site is conveniently situated off Markham Road with footpaths into Tuxford Market Place and the local amenities. A primary school and the Tuxford Academy secondary school are within easy access to the property.

Tuxford is an attractive market town with a Georgian centre said to have been completely rebuilt after a fire in 1702. Important through the ages as a coaching centre, Tuxford is situated at the crossing of the Great North Road and Lincoln Road. The A1 now bypasses the village adjacent to this site and there are access points north at Markham Moor and south from Tuxford. There are a variety of shops in the attractive Market Square and the major centres of Newark, Retford, Ollerton and Lincoln are within easy commuting distance. The Tuxford Academy has an excellent reputation and keenly selected by parents in the surrounding catchment areas.

TOWN AND COUNTRY PLANNING

Outline planning permission with Reserved Matters was granted by Bassetlaw District Council to erect 5 dwellings under application number 22/01188/OUT and this consent is valid until 24th November 2025.

The documents and approved plans can be viewed on the Bassetlaw District Council planning portal (https://publicaccess.bassetlaw.gov.uk/online-applications) or at the offices of Richard Watkinson & Partners.

ACCESS

The purchasers will be responsible for widening the existing access in accordance with the planning condition.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Purchasers will be responsible for the CIL charge which will be assessed when detailed plans are approved.

SERVICES

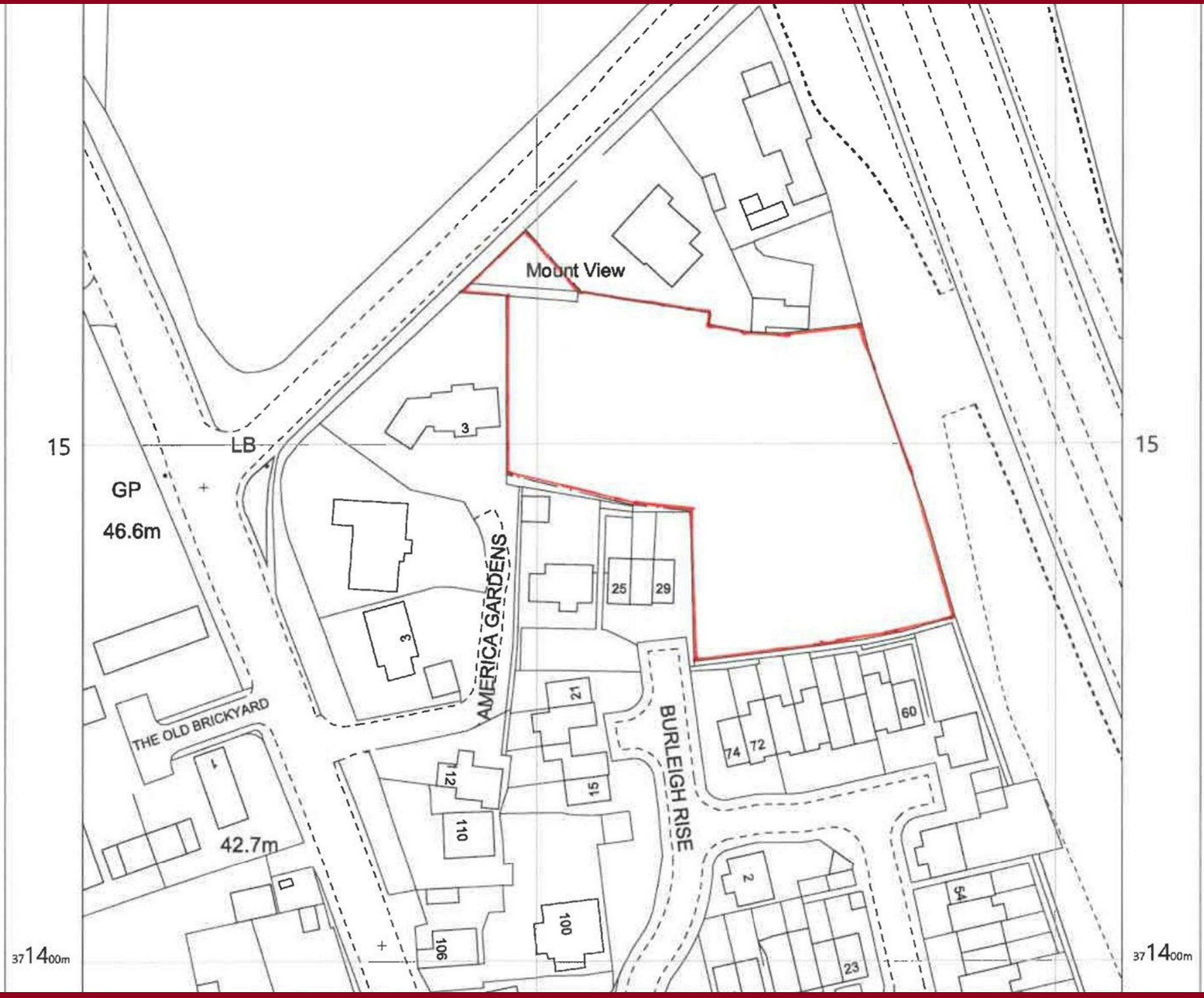
Mains water and electricity are understood to be available at Markham Road with existing ducting to the site.

Foul drainage is available at Burleigh Court where there is a manhole and the availability for surface water into a storm drain subject to attenuation details. Purchasers should make their own enquiries as to the technical matters.

VIEWING

The site is secure and viewing is strictly by appointment with the selling agents Richard Watkinson & Partners.




Mount View
15
LB
GP
46.6m
3
3
AMERICA GARDENS
25
29
21
BURLEIGH RISE
60
74
72
12
15
110
42.7m
THE OLD BRICKYARD
1
106
100
2
54
23
15
3714 00m
3714 00m

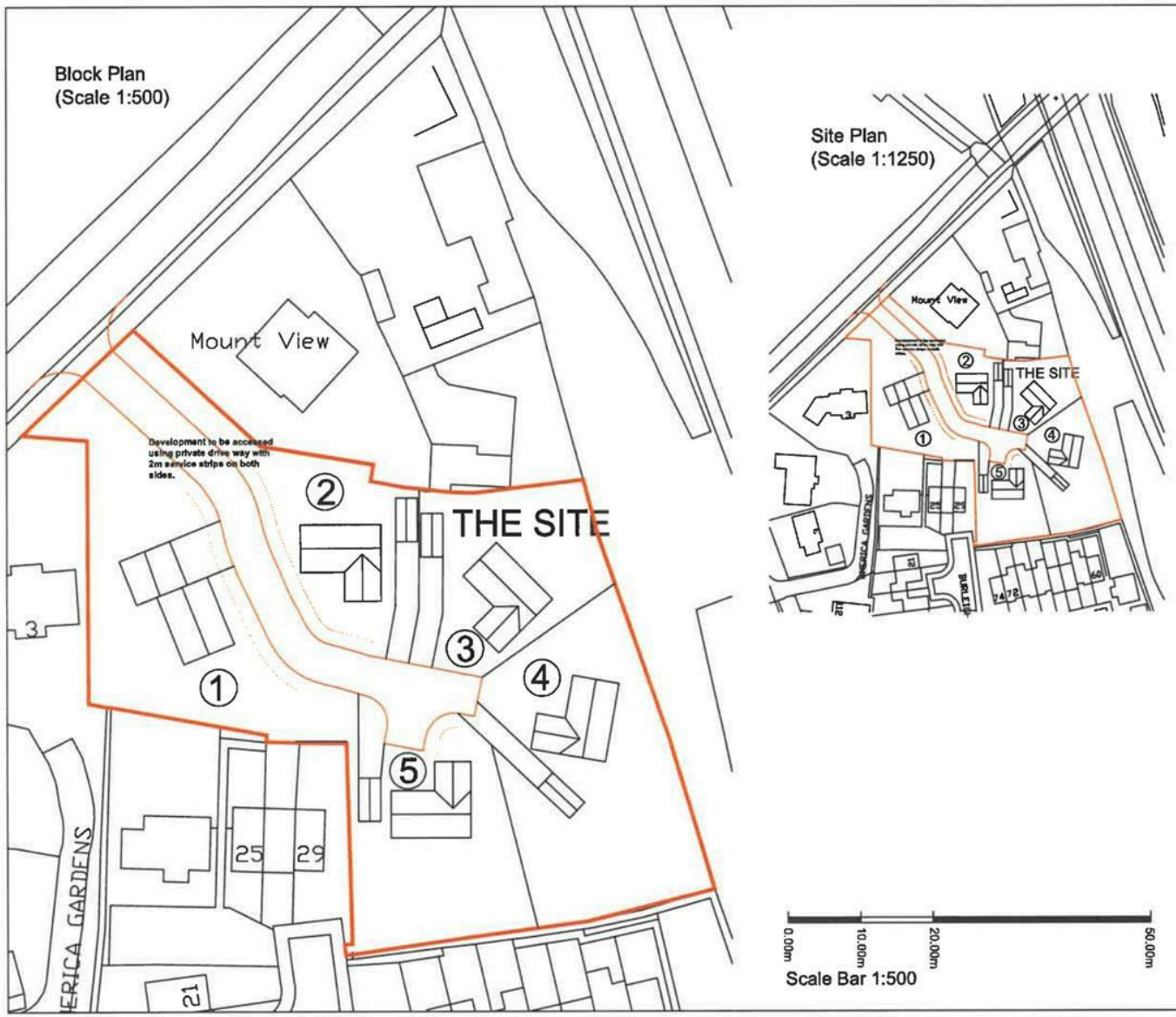
Land adjacent to Mount View, Markham Road, Tuxford, Newark, NG22 0NP



created on edozo

Plotted Scale - 1:1,250

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



© 2018 Derek Kitson

This is the copyright of Derek Kitson MCIAT and must not be reproduced in whole or part without prior permission.
All dimensions, levels and roof pitch to be checked on site. If in doubt ask. Use only noted dimensions - Do not scale.
If this drawing has been received electronically it is the recipients responsibility to print the document to the correct scale.

Reproduced from the Ordnance Survey map supplied by Promap with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Licence No. AR100007471

N

Site area edged red = 0.42ha

rev	amendments	by	date

Derek Kitson
ARCHITECTURAL TECHNOLOGIST LIMITED

Trinity College Farm
Great North Road,
Barnby Moor,
Retford, Nottinghamshire,
DN22 8QQ

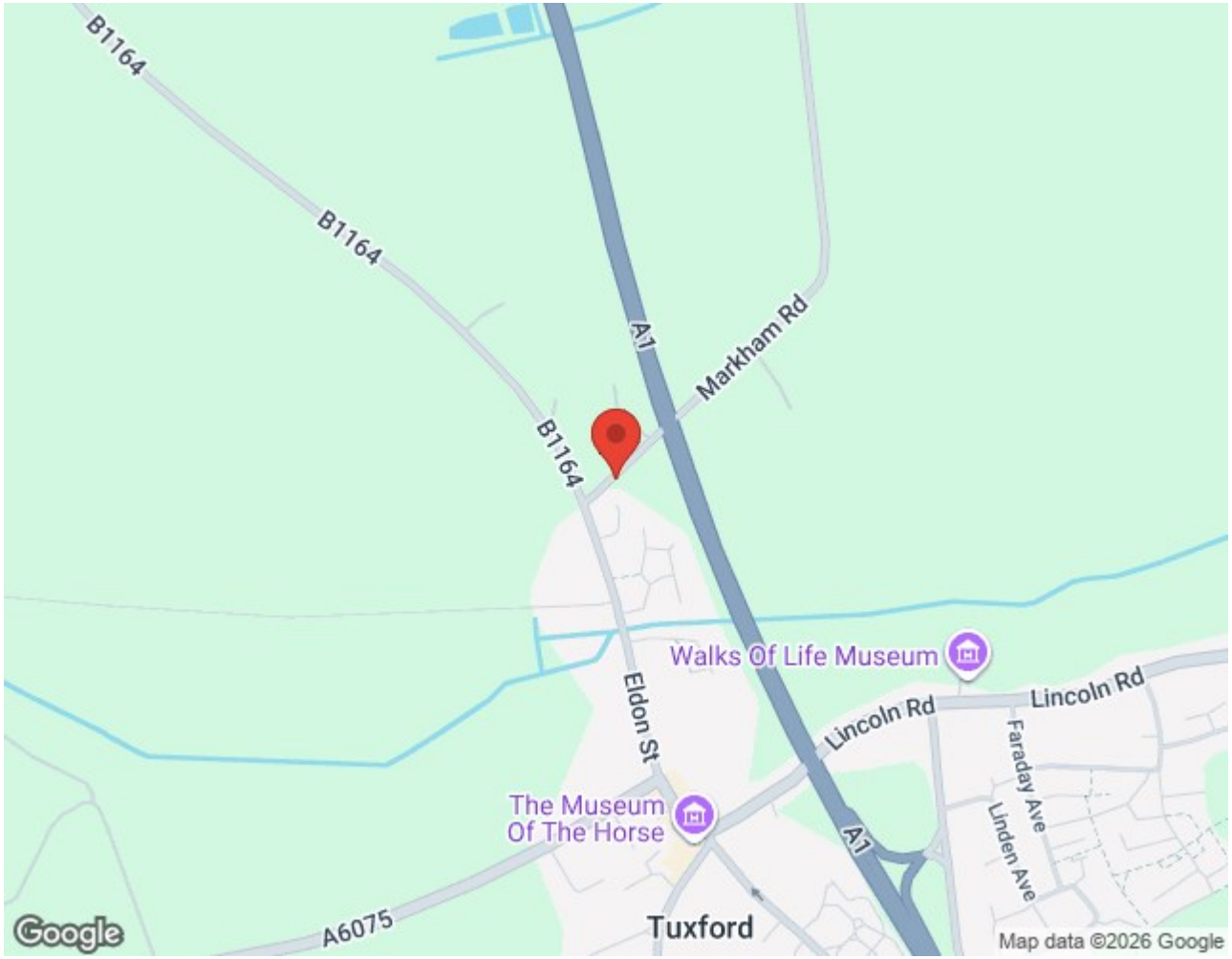
T +44 (0) 1777 818 686
E derek.kitson@hotmail.co.uk

Client:
Mr Adam Fox

Project:
Land adjacent to Mount View
Markham Road, Tuxford, NG22 0NP

Title:
Site and Block Plan

Drawing Status:	Date Created:	Drawing Scale:
Planning	7.5.19	As stated
Job Number:	**Drawing Number:**	**Drawn By:**
18_1869	1A	KK
Drawing Paper Size:		
A3		



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 firms 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

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers