

Building Plot Moor Lane, East Stoke, Newark, NG23 5QN

£140,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Self-build Plot
- Stunning Plot and High Value Area
- Full Planning For A Four Bedroom House
- CIL Exemption Subject To Owner Occupation
- Proposed Dwelling 280 Sq. M (3,000 Sq. Ft) Plus
- Biodiversity Net Gain Exempt
- Site Area 748 Sq. M
- Newark 3 Miles
- Elston Primary School 1 Mile
- Nottingham 17 Miles

Individual building plot with Full Planning Permission for the erection of a four bedroomed family sized house. The proposed dwelling has a floor area in excess of 280 sq. m (3,000 sq. ft) approximately, and the site area extends to 748 sq. m or thereabouts. The site is exempt from Biodiversity Net Gain (BNG). The self-build Community Infrastructure Levy (CIL) may be available for an owner occupier subject to primary input design and prior notification to the Planning Authority prior to occupation.

The site is situated on the outskirts of East Stoke village with open countryside beyond, and high value properties in the immediate vicinity. There is a substantial road frontage.

Moor Lane is a made up unadopted village street. The village is now bypassed by the A46 dual carriageway. The new road has improved considerably the travelling distances to Newark, Nottingham and Leicester, and demand has increased generally within the villagers that lie within the A46 corridor. The village has just a small population, and is a mile or so from Elston village where there is a good Primary School. Newark approximkately 3 miles, Nottingham 17 miles.

THE DESIGN & LAYOUT

The principal accommodation and approved plans provides:

Ground Floor - Spacious Reception Hall, Lounge, Family/Dining Room and Open Plan Kitchen, Utility Room, Study, Bedroom No. 1 Ensuite, Bedroom No. 2.

First Floor - Master Bedroom Suite No. 3 with Ensuite and Dressing Room, and Guest Bedroom Suite No. 4 with Ensuite and Dressing Room, accessed via a Galleried Landing.

Externally there is a double carport.

TOWN & COUNTRY PLANNING

Full Planning Permission is granted under Newark & Sherwood District Council reference 24/02034/FUL for a four bedroomed family bungalow on a brown field site. The Conditional Planning Consent is dated 14th March 2025. Documents and plans can be access on the Newark & Sherwood District Council Planning Portal https://www.newark-sherwooddc.gov.uk/planning-building-control/planning.

Supporting documentation includes:

* Site Location Plans and Block Plan.
* Ground and First Floor Plans.
* Elevation Plans.
* Arboricultural Survey.
* Preliminary Ecological Appraisal.
* Reptile Management Statement.
* Biodiversity Net Gain (BNG) Report.
* Flood Map.

SERVICES

Mains water, electricity, gas and drainage are understood to be available in Moor Lane, but purchasers should make their own enquiries with regard to the technical matters and connection charges.

TENURE

The land is freehold.

POSSESSION

Vacant possession will be given on completion.

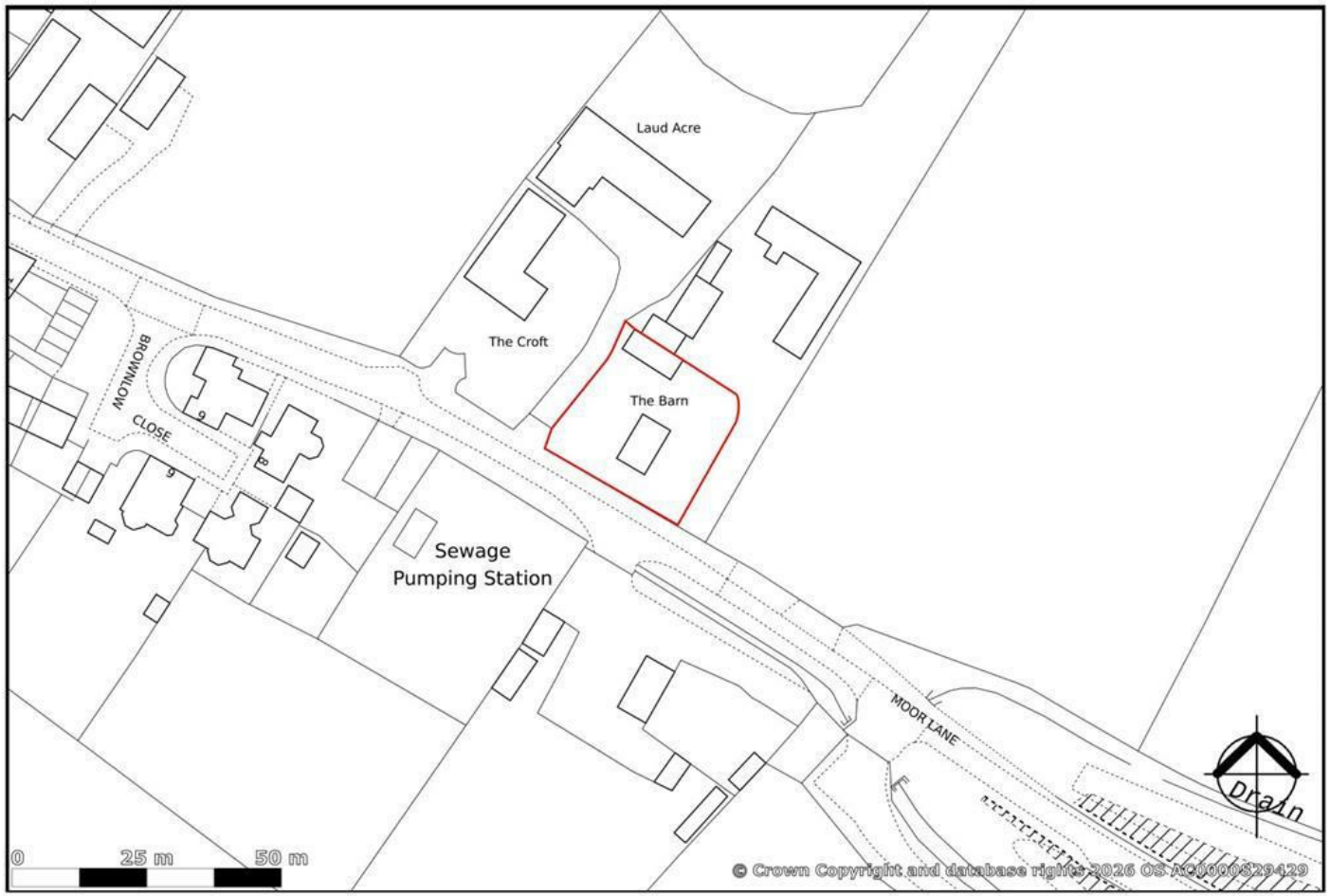
VIEWING

The plot is securely gated. Viewing is strictly by appointment with the selling agents.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Council's view is that CIL is payable on the development, an exemption may be applied for subject to first occupation of the dwelling by a person who has had a primary input into the design and layout of the dwelling. The Council should be notified at least 2 months prior to first occupation.

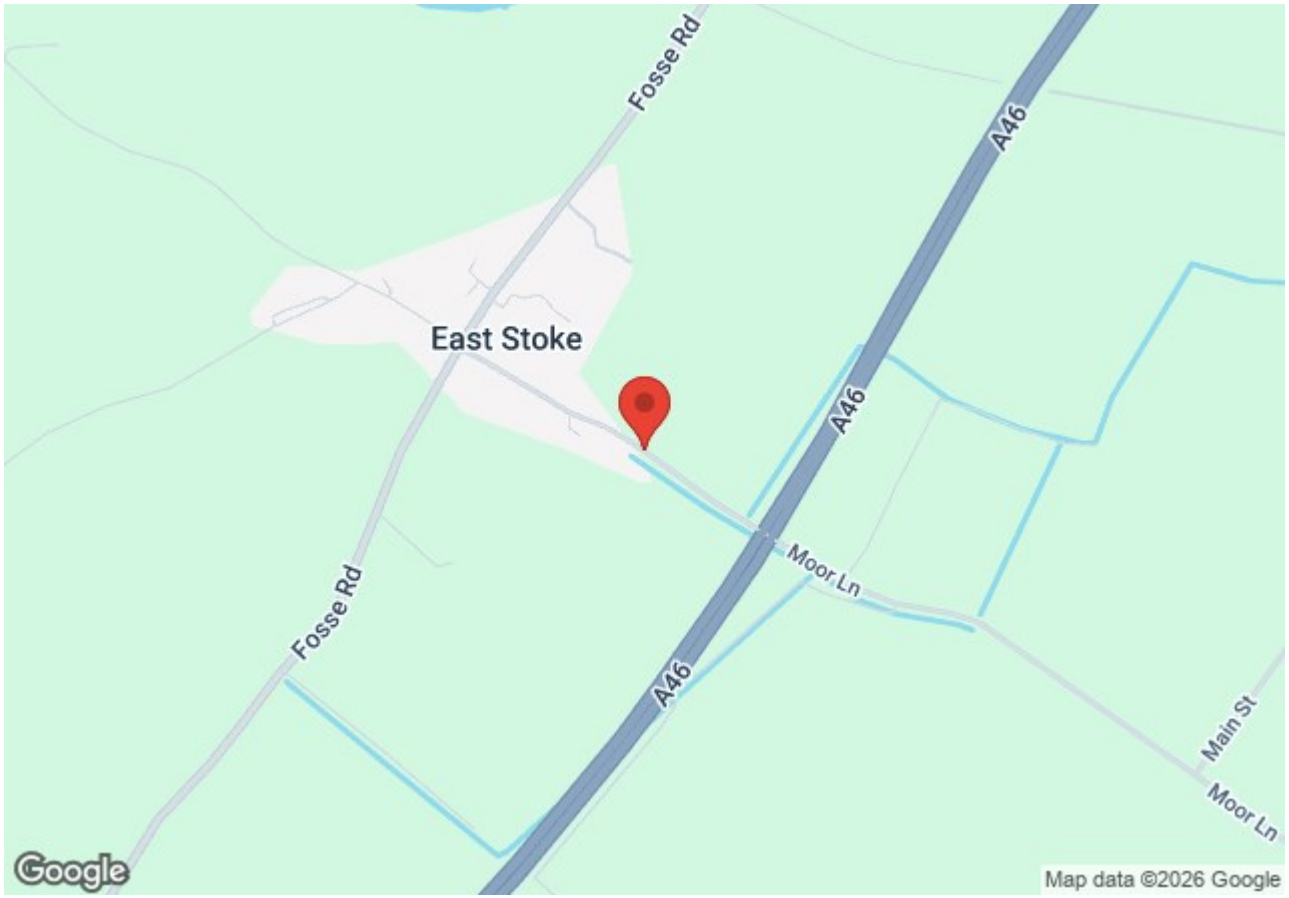
Land At The Bungalow, East Stoke, Newark, NG23 5QN



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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



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RICS

The Property Ombudsman

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