



**Building Plot (Plot 1), adjacent Holly Crest
Brodds Road, Normanton on Trent, Newark,
NG23 6RL**

Offers In Region Of £170,000

Tel: 01636 611 811

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

- Building Plot for Sale
- Full Planning Permission Granted
- Proposed 4 Bedroomed House - 1635 sq.ft
- Area 545 sq.m (0.13 acre) approx approx
- Village Primary School & Public House
- Newark 12 miles, Retford 8 miles

A building plot with full planning permission granted for a four bedroomed house (1635 sq.ft approximately) with frontage to Brootts Road and services available. The plot area is 545 sq.m (0.13 acre) or thereabouts.

The proposed house, designed with a gabled elevation, incorporates on the ground floor a hallway, living room, spacious dining kitchen, utility and WC. The first floor provides four bedrooms, master en-suite and family bathroom. The principal accommodation and extensive garden are south facing. The village is well served with amenities and conveniently located for Newark, Retford and Lincoln.

The village of Normanton on Trent is approached by country lanes from Sutton on Trent, Grassthorpe, Weston and Tuxford. There is access to the north to the A57 and A1 trunk road junctions. Newark is approximately 12 miles south and Tuxford, with a wide range of amenities including a Co-operative store and Tuxford Academy secondary school. Newark Northgate railway station provides rail services to London, Leeds and Edinburgh. Journey times to London King's Cross are just over 75 minutes.

Village amenities include a primary school and public house. There are school bus services to Tuxford Academy and public bus services also to Sutton on Trent, Tuxford and Retford. The nearby village of Sutton on Trent provides local facilities including a Co-operative store, doctors surgery, hairdressers and local amenities. The small market town of Tuxford provides also a wide range of amenities and services.

TOWN & COUNTRY PLANNING

Full planning permission is granted under Bassetlaw District Council application number 24/00365/FUL dated 9th July 2024. Conditions 3, 12, 16, 19, 20, 21 and 22 of this planning permission have been discharged. The proposed block plan, plans and elevations are attached to these particulars.

COMMUNITY INFRASTRUCTURE CHARGE (CIL)

The CIL charge is assessed on the proposal to demolish existing dwelling and attached agricultural buildings, erect three dwellings and construct new access. The total CIL charge is £3193.60 total for the three dwellings. We understand in order to apportion the CIL charge a phasing application will be necessary to Bassetlaw District Council. Self-build may qualify for exemption to the CIL charge. Applicants are advised to contact Bassetlaw District Council for information.

SERVICES

We understand mains water, electricity, and drainage are available. Applicants should make their own enquiries as to the technical matters and connection charges.

PLANNING CONDITIONS DISCHARGED

Bassetlaw District Council discharged the planning conditions below 11th December 2024. Full details are available on the Bassetlaw District Council planning portal website.

- Condition 3 - Protected Species - Bats
- Condition 12 - Segmental Brick Arches
- Condition 16 - Verges and Eaves
- Condition 19 - Brick Bond
- Condition 20 - Boundary Treatments
- Condition 21 - Historic Building Record
- Condition 22 - Details of the Re-Use of Existing Brickwork

TENURE

The land is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.



DRAWING:
proposed block/site plan

PROJECT:
new dwellings

LOCATION:
Holly Crest, Brott's Road,
Normanton-on-Trent

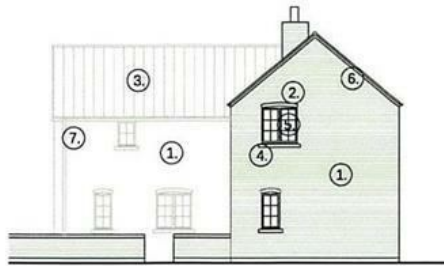
PL-002B

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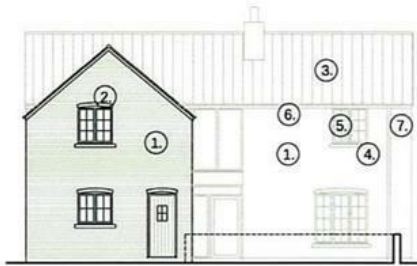
DRAWN:
march 2024

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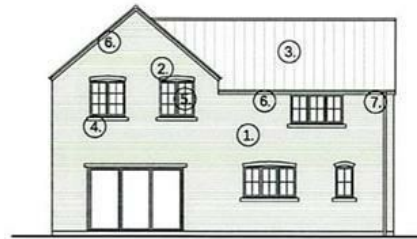
red sky architects



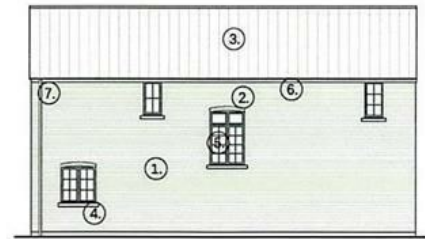
4. front elevation



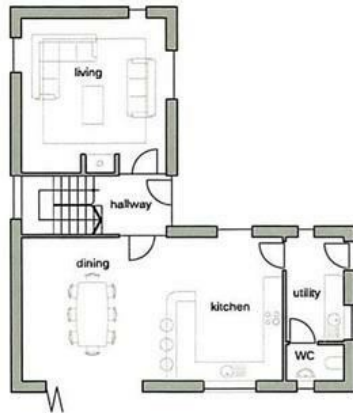
5. side elevation



6. rear elevation



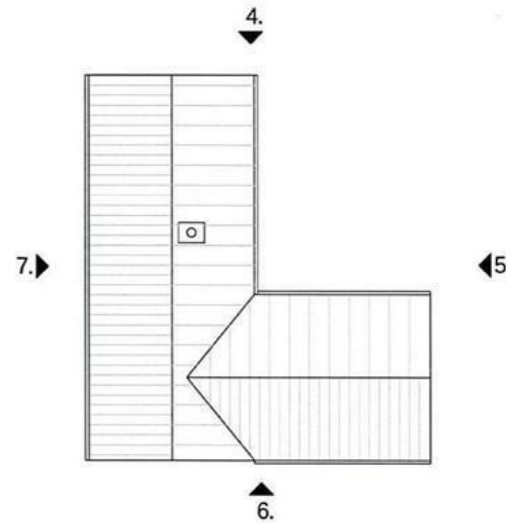
7. side elevation



1. ground floor plan



2. first floor plan



3. roof plan

materials key:

1. rural red brick
2. brick arch window head detail
3. red pantries
4. stone sills
5. coloured doors + windows
6. feature brick corbel detail
7. black rainwater goods

DRAWING:
plot 1 plans and elevations

PROJECT:
new dwellings

LOCATION:
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Normanton-on-Trent

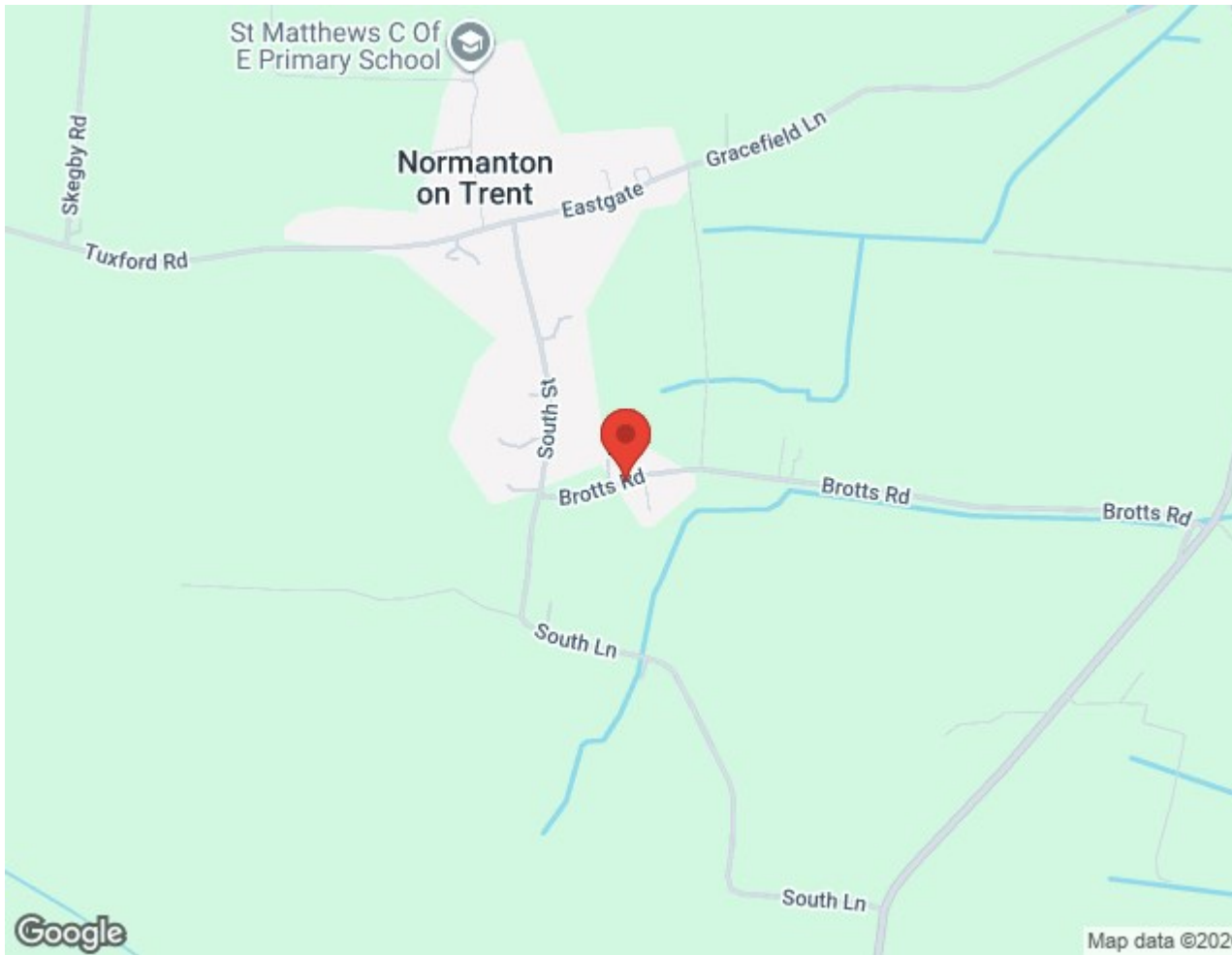
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SCALE:
1:100 @ A2

DRAWN:
march 2024

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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Surveyors, Estate Agents, Valuers, Auctioneers