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.

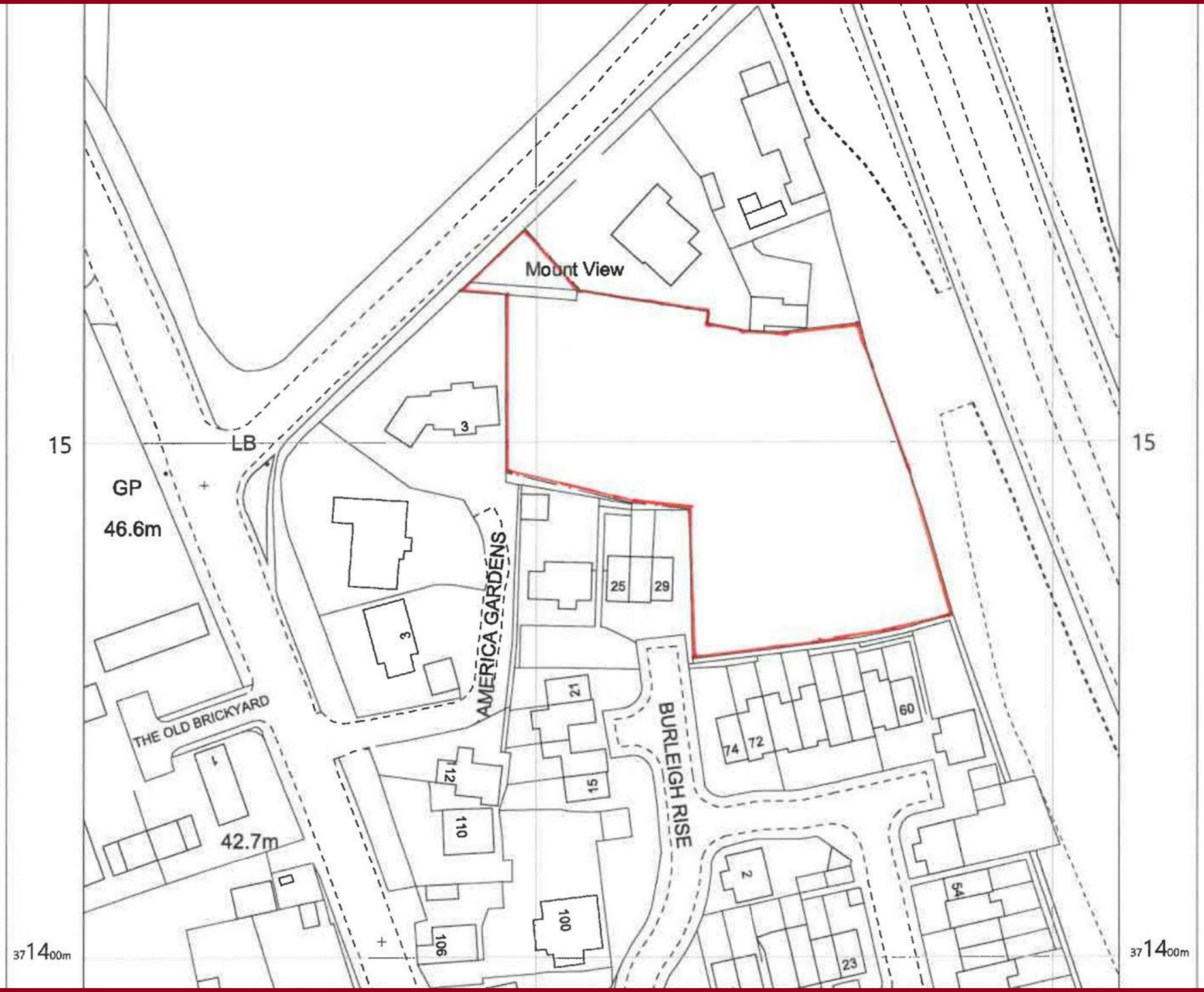
SERVICES

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
THE OLD BRICKYARD
1
42.7m
12
15
110
2
54
100
106
23
3714 00m
15
3714 00m

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

created on edozo

Plotted Scale - 1:1,250

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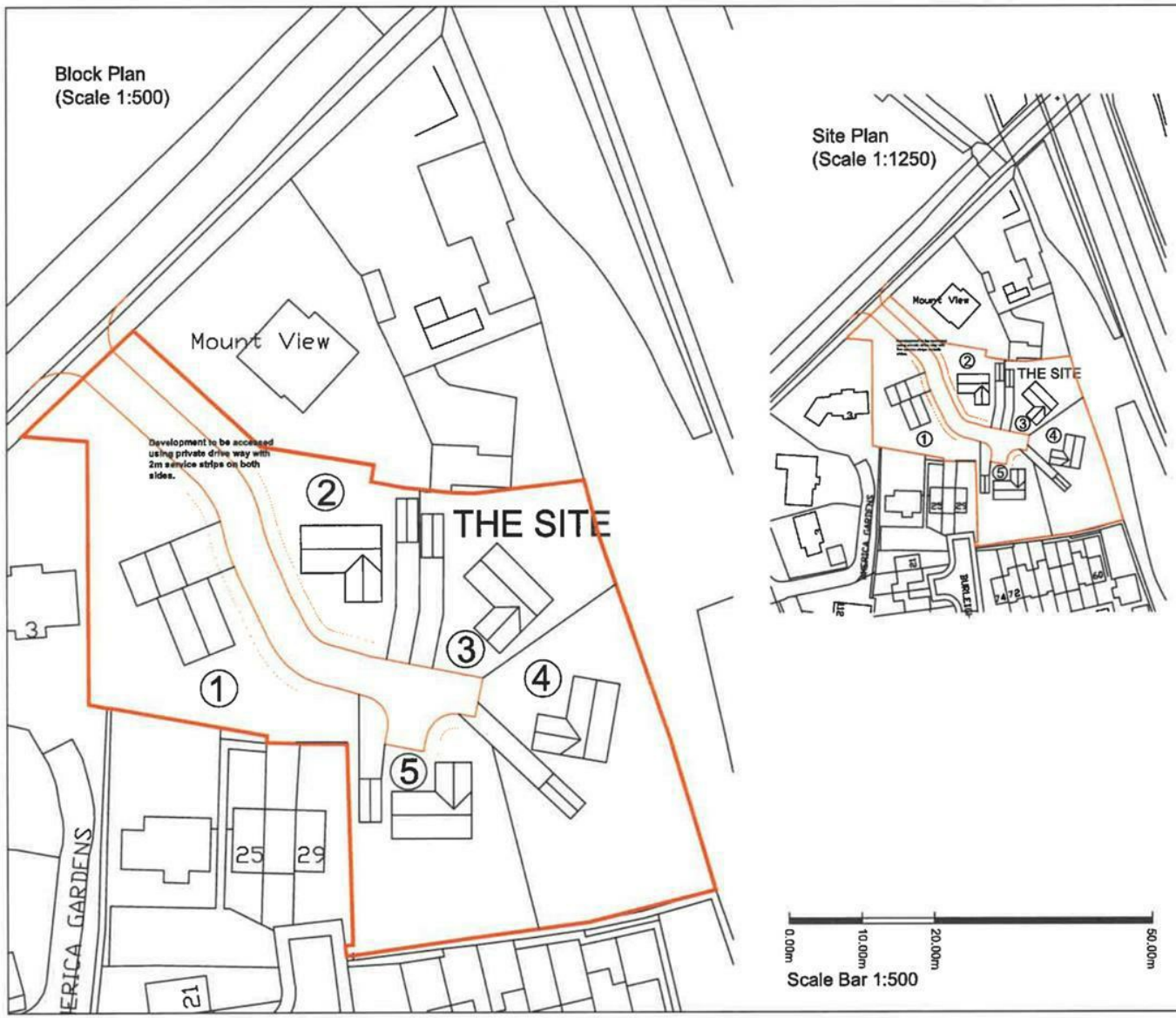

0.00m 10.00m 20.00m 50.00m

Scale Bar 1:500

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All dimensions, levels and roof pitch to be checked on site. If in doubt ask. Use only noted dimensions - Do not scale.
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Site area edged red = 0.42ha

rev	amendments	by	date

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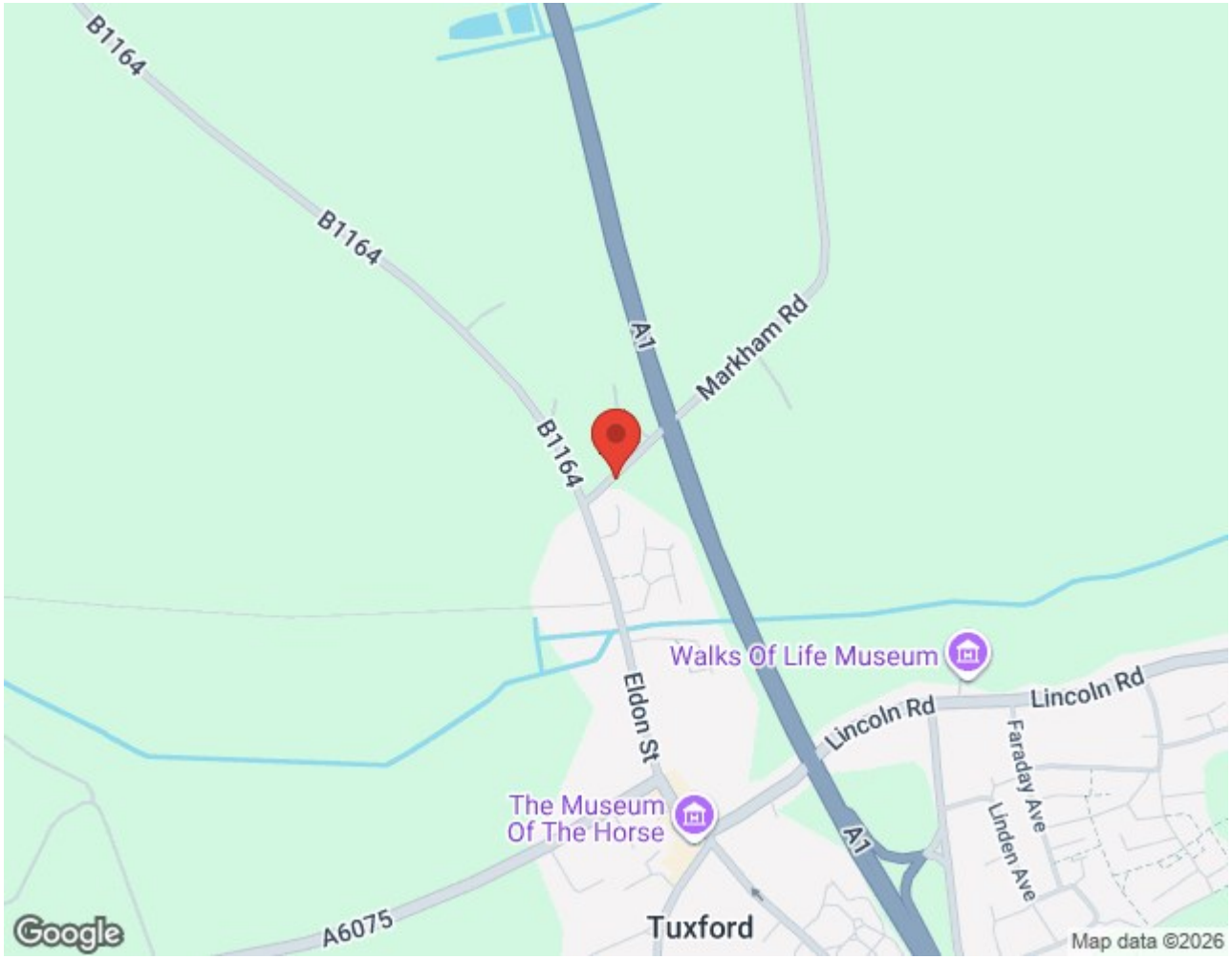
Client:
Mr Adam Fox

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		



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RICS

The Property Ombudsman

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