



Development Site  
Dry Doddington, Newark





## Development Site, Claypole Lane, Dry Doddington

A fantastic opportunity to purchase a development site with outline planning permission for two detached one and half storey bungalows in the sought after village of Dry Doddington. The site which is approximately 0.38 of an acre consists of grass paddock and brick outbuildings previously used as kennels. The land fronts Claypole Lane and is where the new access is proposed, it also has open field views to the rear.



### Location

Dry Doddington is ideally located within easy reach of the A1 and around 6 miles from the well served market town of Newark and 12 miles from Grantham which both have direct train service to London Kings Cross.

### Town & Country Planning

The site has been granted outline planning permission for the erection of three dwellings on a larger piece of land however the seller is retaining part of the land and offering for sale land with planning for two dwellings instead with detached garaging and a new access from Claypole Lane. South Kesteven District Council planning no S23/0176.

### Services

Mains water, drainage and electricity are all available on Claypole Lane. Potential buyers should make their own enquiries to satisfy their requirements. A condition of the planning consent is a drainage survey will be required due to the required relocation of manholes/drainage. The septic tank on site is also to be removed.

### Tenure & Possession

Freehold and for sale by private treaty.

### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### Viewing Procedure

Strictly by appointment

### Broadband & Mobile

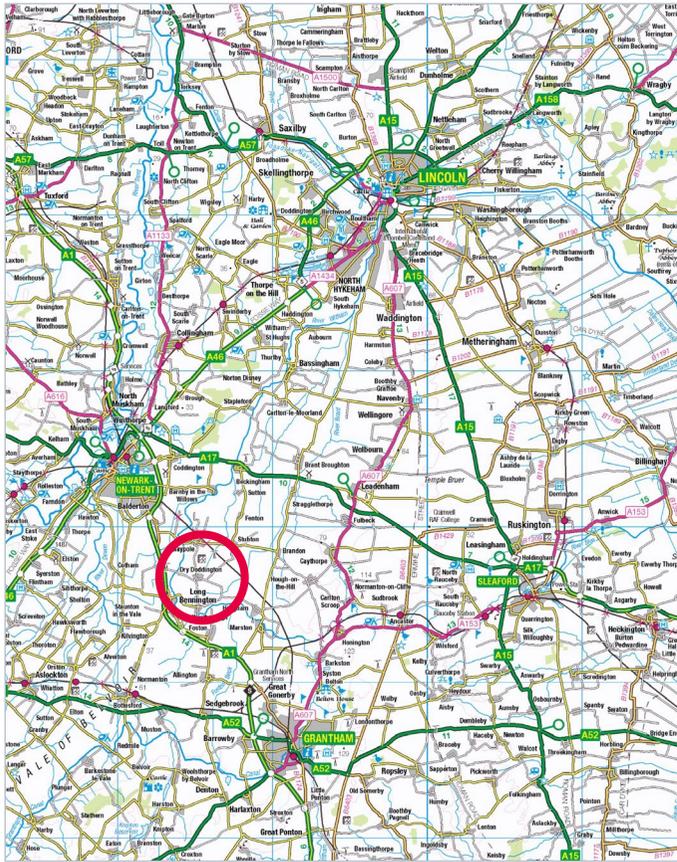
We understand from the Ofcom website that standard and ultrafast broadband are available in the area with a max download speed of 1800mbps and max upload speed of 220 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

### Agent

James Drabble

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**Directions - NG23 5HZ**

From the A1 turn left onto Doddington Lane and then left onto Main Street. Follow the road to the right and then turn left onto Claypole Lane and the site is on your right.

<https://what3words.com/rips.midwinter.sting>

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