JOHNSONS & PARTNERS

Estate and Letting Agency



LAND WHINBUSH LANE / OLD RUFFORD ROAD,

NOTTINGHAM, NG14 6NW

£110,000

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LAND WHINBUSH LANE / OLD RUFFORD ROAD

CALVERTON, NOTTINGHAM, NG14 6NW

£110,000





Approximately 2.5 Acres of Private Woodland Area | Gated Access | Established Mature Trees | Accessible Location | Rare Land Opportunity | Close to Local Amenities and Transport links | |

Land Adjacent to Whinbush Lane / Old Rufford Road, Calverton

An unusual opportunity to acquire approximately 2.5 acres of established private woodland, occupying a highly accessible position on the outskirts of Calverton and surrounded by open Nottinghamshire countryside.

Predominantly comprising mature woodland, the site offers an attractive opportunity for buyers seeking their own parcel of land for recreational, amenity or conservation purposes, subject always to any necessary permissions and restrictions.

A gated entrance provides access into the woodland, with the site benefiting from an established collection of mature trees which create a wonderfully private and natural setting. Its position is particularly interesting, sitting close to the junction of Whinbush Lane and Old Rufford Road and within convenient reach of Calverton and the surrounding villages.

The land was previously acquired by the current owner with a view to exploring its longer-term potential; however, no planning application has been submitted by the current owner and the land is offered for sale without planning permission.

Given the size, accessibility and location of the site, purchasers may wish to investigate whether alternative uses or development could be possible in the future. No representation is made by the seller or agent that planning permission for residential or any other form of development would be granted, and interested parties should undertake their own enquiries with Gedling Borough Council and obtain independent professional planning advice before making any purchasing decision.

For buyers simply seeking land in its existing form, the site also provides an increasingly unusual opportunity to own a substantial area of mature woodland within easy reach of Calverton.

Planning & Development Disclaimer:

The land is offered for sale in its existing condition and without the benefit of planning permission for residential or other development. No representation or warranty is made by the seller or Johnsons & Partners regarding the development potential of the site or the likelihood of obtaining planning permission. Prospective purchasers must satisfy themselves as to the suitability of the land for their intended use and are advised to make their own enquiries with Gedling Borough Council and obtain independent planning and legal advice prior to purchase.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band NA

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Road Map



Hybrid Map



Terrain Map

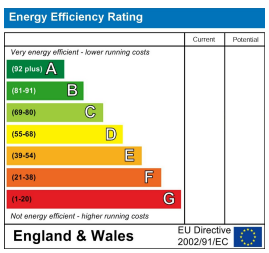


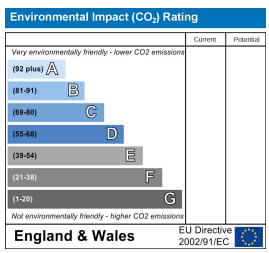
Floor Plan

Viewing

Please contact our Burton Joyce Office
on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

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