

Land To South Of Carter Lane, Warsop Vale, Notts, NG20 8XF

Offers around £325,000

Residential Development Opportunity

Outline Planning Consent Recommended subject to a 106 Agreement being approved for 10 dwellings

Approx. 0.8 acres (0.3 hectares). Short distance from a large new estate.

Potential alternative uses, subject to planning.

LOCATION

The site is situated on the south side of the B6031 Shirebrook to Church Warsop road. Warsop Vale is a small village with a public house, shop, and regular bus services to the large village of Shirebrook approx 1 mile to the west, where there is a wide range of facilities including schools, supermarkets, health centres, and also to Warsop which is approx. 2.5 miles to the east where there is also a wide range of shops, doctors surgery, junior and secondary schools, and regular bus services to Mansfield which is approx. 5 miles to the south.

There is good road access from the village to Junction 29 of the M1 Motorway which is approx. 8 miles distance.

DESCRIPTION

The site was originally developed with a school which was demolished a few years ago. The site is on the outskirts of the village adjacent to The Old School House and close to fields and open space to the rear. There is a modern estate developed by Bellway nearby.

PROPOSED DEVELOPMENT

The proposed development consists of four terraced houses, one pair of semi-detached houses and four detached houses.

The planning application reference was 2015/0669/NT for the development of ten dwellings (including the reserved matter of access)

Outline planning consent was granted subject to a Section 106 Agreement being signed. The draft Section 106 Agreement indicates that a financial contribution of £1100 per dwelling will be required, making a total sum of £11,000. This sum will be expended on works for the Warsop Vale open space.

An education contribution is required for an additional two primary places and two second places based on the present projection. A contribution of £22,910 is required.

A copy of the planning conditions is available from the Agents Office.

SERVICES

We understand that mains water, gas and electricity are available for connection. Parties should make their own enquiries with the relevant statutory authorities.

ASKING PRICE

Offers are invited around £375,000.

METHOD OF SALE

The land is to be sold by private treaty.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

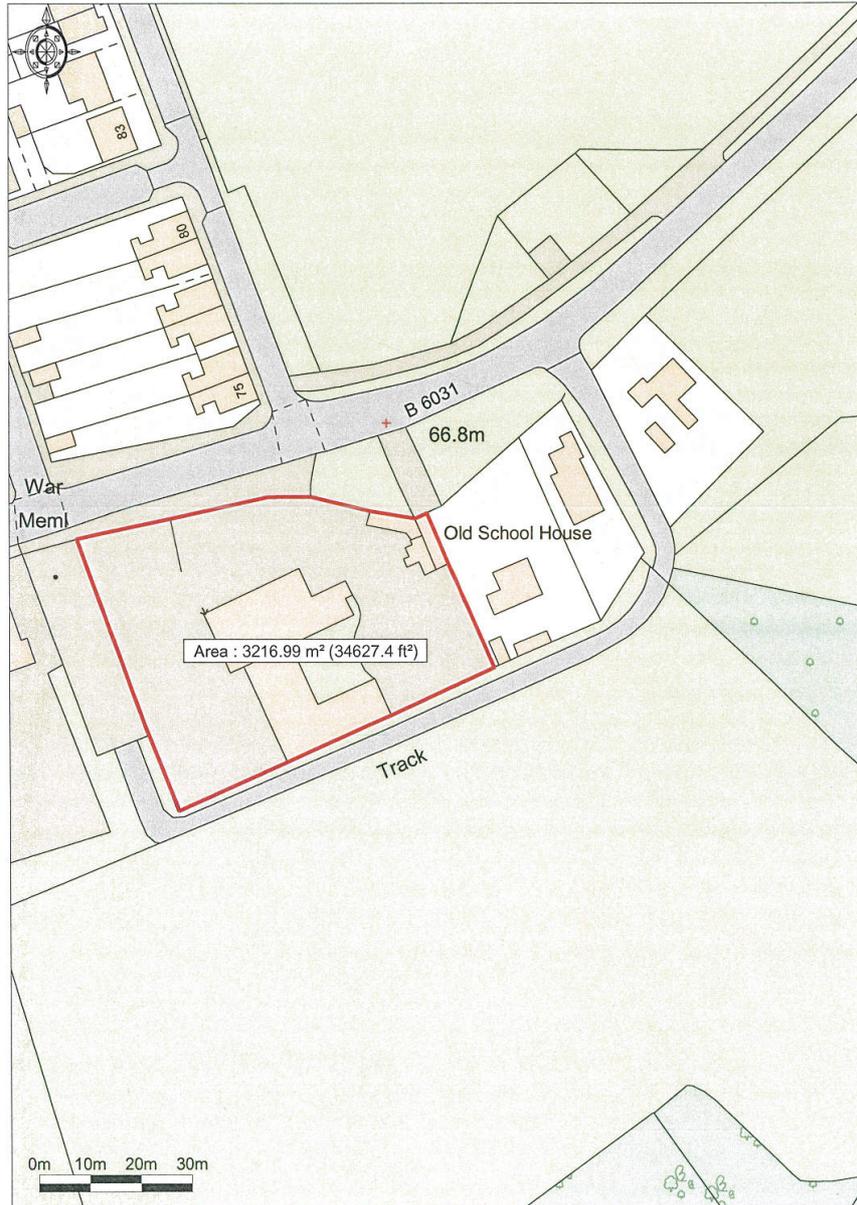
The site can be viewed from Carter Lane without appointment at any time.

FLOOR PLANS

DISCLAIMER

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Land Carter Lane Warsop Vale
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