

Superb Building Plot Adj Drive End, Welham Hall, Welham, Retford, Notts DN22 0SF



An exceptional and rare opportunity to acquire a beautifully situated building plot extending to approx 0.12Ha (0.296acres) with further opportunity to acquire adjoining paddock and large feature wildlife pond by separate negotiation extending to approximate 0.42Ha ((1.03 Acres).The plot is located on the edge of a small sought after residential village with fine open views with the benefit of planning to construct a highly energy efficient and sustainable contemporary style four bedroom detached property. The proposed accommodation briefly comprises reception Hall, Cloakroom, Sitting Room, Modern open plan dining kitchen with snug area, utility four bedrooms, en-suite shower and dressing area to Master bedroom, Jack & Jill style en suites to Bedrooms two & three, house bathroom. The accommodation extends to approximately 254m² (2733ft²).

Doncaster 19.2 miles, Lincoln 21.4 miles, Newark 16.4 miles.Retford 2.3miles, Sheffield 28.7 miles, Nottingham 31.9miles, A1 Ranby 5.3miles,
(All mileages are approximate

Guide Price: £275,000.Additional paddock
and wildlife pond available by separate negotiation

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LOCATION

Welham is a pleasant rural village reported in the Domesday book as Wellum (At the Spring) and famed in the 1700's for its spa which was considered to have medicinal properties. The plot is located near Welham Hall. The attractive Georgian town of Retford with range of amenities and train station is within convenient travelling distance providing a direct main line service to London King's Cross. The A1 is accessed at nearby Ranby giving further excellent communication links via M1/M18 to the surrounding areas major cities and towns. The area is well served by public and private schools, golf sporting and leisure facilities.

DIRECTIONS

On leaving Retford along the A620 Welham Road, continue out of the town passing the Hop pole public house. On entering the village take the first right hand turn onto Little Gringley Lane, continue nearly to the end turning left into the private driveway serving Welham Hall, as indicated by our sale board. Continue for a short distance and turn left into Drive End which will lead to the Plot.

ACCOMODATION

The proposed accommodation briefly comprises
Walk in Cloakroom, WC

Open Plan Reception, Dining kitchen with snug area 11.54m (37'10") x 5.03m (16'6") plus 8.42m (27'7") x 5.30m (17'4")

Utility 4.11m (13'5") x 3.38m (12'8")

Sitting Room 5.62m (18'5") x 4.53m (14'10")

Master Bedroom 3.44m (11'3") x 5.76m (16'4") with Dressing area & En Suite

Bedroom 2- 4.03m (13'2") x 3.77m (9'10")

Bedroom3 – 3.57m (9'10") x 4.03m (13'2") Jack & Jill En-suite serving both Bedrooms 3.33m (9' 10") x 2.04m (6' 8")

Bedroom 4 – 3.70m (12'1") x 3.73m (12'2")

House Bathroom 3.38m (11'1") x 2.25m (7'4")

THE GARDENS AND GROUNDS

The building plot will occupy grounds of approx 0.12Ha (0.296Acres). Additional paddock with large feature wildlife pond extending to approximate 0.42Ha (1.03 Acres) is available by separate negotiation. This would give a total plot of 0.54Ha (1.33Acres).

Planning Consents

Full Planning Consent was granted 28th June 2022 Ref No: 22/00524/FUL and variation granted 21st August 2023 Ref No:23/00738/VOC and can be viewed online at Bassetlaw District Council.

All queries relating to planning matters should be addressed to Bassetlaw District Council Planning Dept, Queens Buildings, Potters St, Workshops, Notts, S81 2AH Tel 01909 533533

Community Infrastructure Levy (CIL)

The CIL may well be chargeable. All interested parties are advised to make their own enquiries of Bassetlaw District Council

Tenure

The property is available Freehold with Vacant Possession

Services

Mains water, electricity & drainage are believed to be available. Interested parties are advised to make their own enquiries of the Service Providers

Easements & Rights of Way

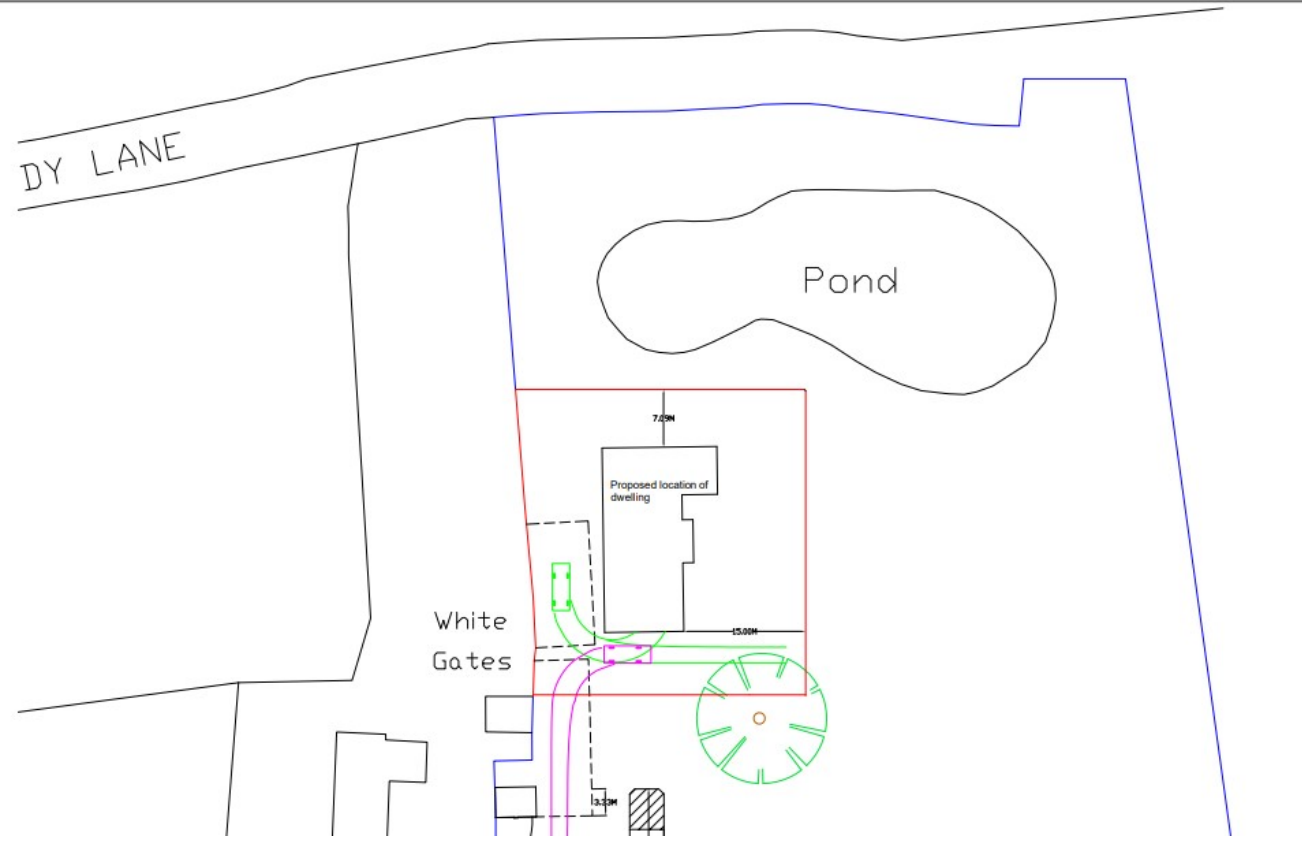
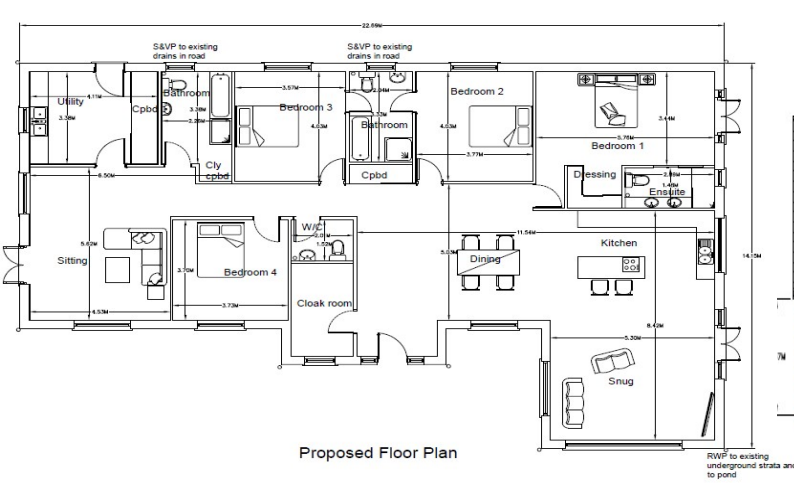
The land is to be sold subject to and with the benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these.

Plans, Areas & Schedules

These have been provided as accurately as possible from OS data sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for sale pla

Viewing

Strictly by appointment with the Agent



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Area edged red = 0.12ha approx

rev	amendments	by	date
A	Boundary amended	KK	22/05/23

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Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon 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 warranty or representation in respect of the property.