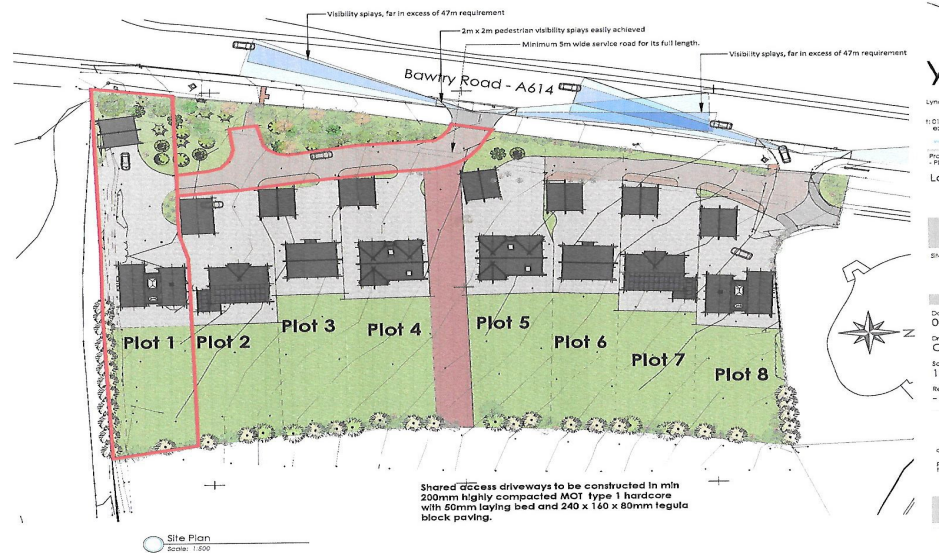


PRIORY FIELDS, Bawtry Road, Blyth, Worksop, Notts. S81 8HJ



- **Rare Opportunity to acquire an individual development plot within a select residential development on the outskirts of highly regarded village.**
- **Development Site with planning for 8 individual properties(4 reserved) with views to rear over open countryside**
- **Excellent Location for commuters to areas major towns & cities**
- **Plots range from 938m2 to 1470m2)**
- **Private Cul de sac access drives to be installed and services laid to road by developer.**

Doncaster 12.7. miles, Sheffield 25.8 miles, Nottingham 33.1, Leeds 42.2 miles
Worksop 6.8.miles Retford 8.5miles, Bawtry 3.4miles
(All mileages are approximate)

PRICES FROM £195,000 (5 plots already reserved Nos 1, 2, 3, 4 & 5)

Gamston Wood
Farm
Retford
Nottinghamshire
DN22 0RB

t: 01777 717559
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e: info@silcockandpartners.co.uk

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SILCOCK
& PARTNERS



Proposed Front Elevation
Scale: 1:100

Proposed Rear Elevation
Scale: 1:100

LOCATION

Blyth is a highly regarded village with historic church range of local amenities including, village school. Local shop. Village hall, doctor's surgery and several public houses. The area is well served by leisure and both public and state educational facilities, A mainline train station is located at nearby Retford with direct links to London Kings Cross(Approx 1hr 30min) and Doncaster Robin Hood airport is with convenient travelling distance. The village is well placed for the A1 which gives excellent communication links to the areas major towns and Cities. Sheffield 25, 8 miles. Doncaster 12.7 miles. Leeds 42.2 miles, Nottingham 33.1 miles. Retford 8.5 miles Worksop 6.8 miles, Bawtry 3.4 miles. (All mileages are approx)

DESCRIPTION

A rare opportunity to acquire good sized self build individual development plot within a small high end select development site of only eight properties to be served by two separate private cul de sac accesses of only four properties each.

The plots are reasonably level and of a good size ranging from 0.23acres to 0.36 acres giving excellent scope to construct fine impressive properties provide internal layouts to individual tastes and requirements. The Architect has provided indicative plans and layouts of the style of properties that in their opinion would be complementary to an individual high end development of this type.

- PLOT 1 1470m2(0.36acres)- STC
- PLOT 2 1023m2(0.25acres) STC
- PLOT3 1026m2 (0.25acres) STC
- PLOT4 1042m2(0.257acres) STC
- PLOT 5 1140m2(0.28acres) STC
- PLOT 6 1125m2(0.27acres)- Available
- PLOT 7 938m2(0.23 acres)-Available
- PLOT8 1025m2 (0.25acrs)-Available

(Measurements are scaled from plans)

Planning Consents

The following available plots have full planning permission to erect a Two Storey Detached Dwelling with Detached Double Garage and Construct New Access
21/00148/FUL |- Plot 1 Bawtry Rd Blyth Worksop
21/00151/FUL || Plot 5 Bawtry Rd Blyth Worksop
21/00150/FUL | Plot 6 Bawtry Road, Blyth, Worksop

All queries relating to planning matters should be addressed to Bassetlaw District Council Planning Dept, Queens Buildings, Potters St, Worksop, 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.

Services

Mains services are to be connected to the service roads but interested parties are advised to make their own enquiries of the Service Providers for connection.

Tenure

The property is available Freehold with Vacant Possession.

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 plan.

Easements & Rights of Way

The plots 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.

VAT

VAT will not be chargeable on the sale.

Viewing

Strictly by appointment with the Agent

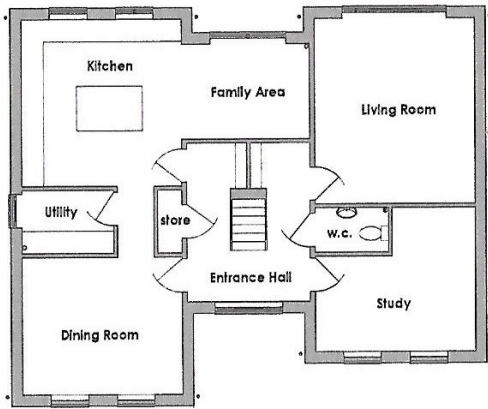


Proposed Front Elevation
Scale: 1:100



Proposed Rear Elevation
Scale: 1:100

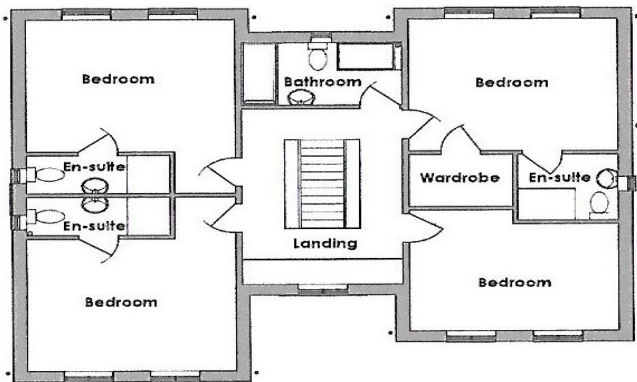
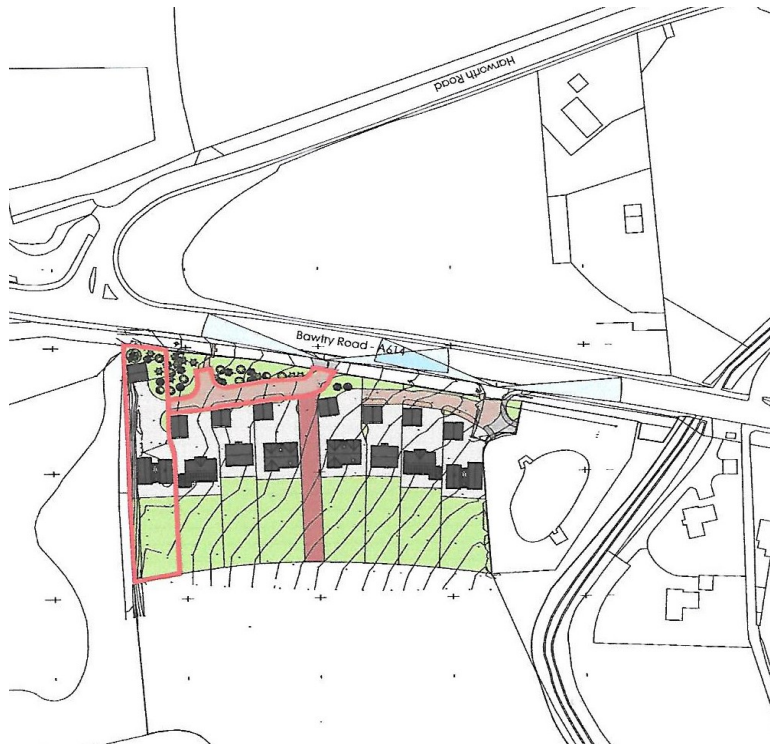
Indicative Layout Plot 1



Proposed Ground Floor Plan
Scale: 1:100

Reservations

Reservations are being taken subject to payment of a holding deposit, confirmation of funding and ability to proceed.



Proposed First Floor Plan
Scale: 1:100

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.