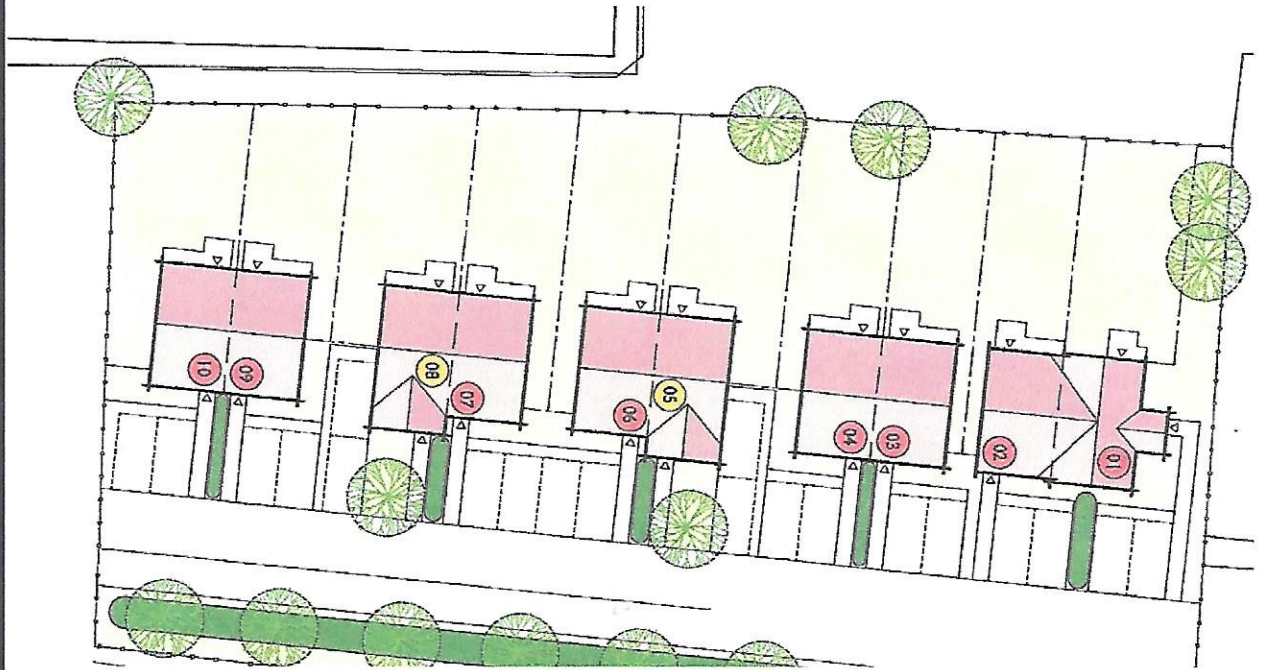


DEVELOPMENT LAND

Red House, Newark Rd, New Ollerton. Newark
Notts, NG22 9QG



Development Site

- **Ideal opportunity for Developers or social housing providers to acquire a site with road frontage in the popular and well served village of Ollerton.**
- **Development Site Area of 0.2556Ha (0.631Acres)**
- **Site may offer further development opportunities (Subject to necessary consents)**
- **Outline planning for 10 dwellings**
- **Convenient location giving excellent transport links to surrounding areas.**

Groveleigh
London Road
Retford
Nottinghamshire
DN22 7JF

t: 01777 711 335
m: 07964 977 724

Offers Around £395,000

Location

The Development Land is located near the established modern residential and commercial developments. The site is easily found when leaving the town along the and turning left at the small roundabout into Newark Rd where the site will be located on the righthand side a short distance after Culpepper Avenue. Alternatively on following the A614 from the direction of Nottingham, turn right onto the A616 and at the roundabout continue on the A616 Wellow Rd, turn right onto Newark Rd where the site will be found located on the left.

Ollerton has a good range of amenities conveniently placed for the A1, A614 & A57 which provides excellent transport North/South links to the surrounding areas Nottingham 20.1 miles, Mansfield 10.2 Miles, Newark 13.8, Worksop 12.5 Miles, A1 9.5 miles. All mileages are approximate.

Description

The Site is reasonably level and extends to approx 0.2556Ha (0.631Acres) or thereabouts. The site is formerly used as a wood yard and many years ago as the small works & maintenance office for the local colliery, Outline planning permission was passed on 31st January 2020 for 10 residential dwellings. Decision Number 18/01898/OUTM. Indicative house plans and layout have been prepared

Site Area

The total Site amounts to 0.255Ha (0.631Acres) Or thereabouts.

Local Authority

Newark & Sherwood District Council Planning Dept,
Castle House, Great North Rd, Newark, Notts, NG24 1BY
Tel: 01636 650000

These were produced in April 2018. Plans and maps are shown for illustrative purposes only and all boundaries and areas should be checked with the Land Registry.

Planning Consents

The site was formerly used as a wood yard and the former Ollerton pit small works and maintenance dept. Outline Planning was passed on 31st January 2020 with all matters reserved for residential development of up to 10 new dwellings including the demolition of the former Red House Farm Decision Number 18/01898/OUTM. All enquiries regarding Planning Matters should be addressed to Newark & Sherwood District Council Planning Dept, Castle House, Great North Rd, Newark, Notts, NG24 1BY
Tel: 01636 650000

Method of Sale

The Site is to be sold by private treaty.

Services

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

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 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 particulars.

VAT

VAT will not be chargeable on the sale.

Viewing

Strictly by appointment with the Agent

Community Infrastructure Levy (CIL)

The CIL may be chargeable. However, all interested parties are advised to make their own enquiries of Newark & Sherwood District Council District Council. as to whether a CIL is chargeable

Agent

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