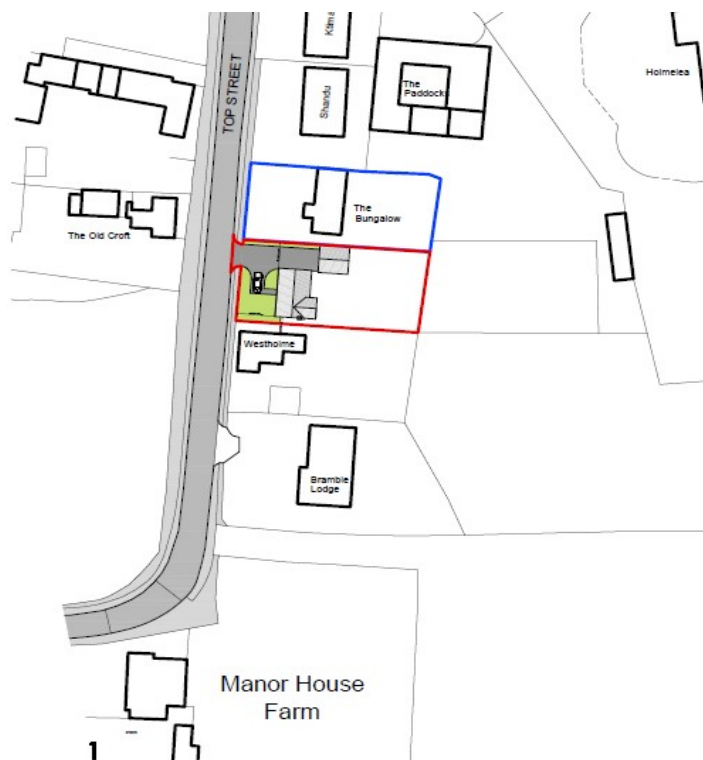


# Development Site or Individual plots, The Bungalow, Top Street, East Drayton, Retford, Notts DN22 0LG



Proposed Site Location Plan - 1:1250

An excellent opportunity for a developer to acquire a development site or an individual a plot to construct their own home, located in the heart of an attractive small sought after residential village. The site extends to approx 0.131Ha (0.32acres). The site currently comprises a dilapidated four bedroom dormer bungalow with further planning permission for an additional detached property to the adjoining garden. Plot 1-A former dormer bungalow previously comprised porch hall, lounge, conservatory kitchen, shower room, two bedrooms, two further bedrooms & bathroom to first floor. The proposed plot extends to approx 0.066Ha (0.16 acres)

Plot 2- Planning for attractive detached property and double garage. The accommodation briefly comprises reception hall, cloakroom, lounge, open plan dining kitchen, study, three bedrooms, en-suite shower to master bedroom, house bathroom. The proposed plot extends to approx 0.066 Ha (0.16 acres)

Doncaster 29.0 miles, Lincoln 15.4 miles, Newark 18.8 miles, Retford 6.8 miles, Sheffield 28.7 miles, Nottingham 29.6 miles, Tuxford 4.4 miles, A1 Markham Moor 4.6 miles, (All mileages are approximate)

Offers around: **£350,000** for whole consideration  
will be given to sale of individual plots

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## LOCATION

East Drayton is an attractive and popular residential village with village hall, well known public house and church. Tuxford with range of local shops, doctors surgery, chemist and well respected secondary school Tuxford academy lays approximately miles away The attractive Georgian town of Retford with further range of amenities and train station is also within convenient travelling distance providing a direct main line service to London King's Cross. The A1 is accessed at Markham Moor 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 London Road, continue out of the town passing the Whitehouses garage and take the next left as sign posted to East Drayton. Follow the road and on entering the village turn right by the church onto Top Street where the site will be found on the right hand side, as indicated by our sale board.

## ACCOMODATION

### Plot 1-The Bungalow, Top St, East Drayton.

A former four bed detached bungalow  
The property is in a poor condition and all viewings will be at individuals own risk. Access to first floor is prohibited.  
The property is sold as seen.

The original accommodation briefly comprised;

**Ground Floor:** Porch, Hall, Lounge, Conservatory, Kitchen, Shower Room, Two bedrooms

**First Floor:** Two bedrooms, bathroom.

### Outside

Attached garage

The property will occupy a plot extending to approx 0.066Ha (0.16acres) if sold separately. Garden areas have been partly cleared'

### Plot 2 -Building Plot adjoining The Bungalow Top St, East Drayton.

The proposed accommodation briefly comprises

### Ground Floor

Reception Hall, Cloakroom with WC, Study, Lounge, open plan dining Kitchen

## First Floor

Stairs landing three bedrooms, en suite shower, bathroom

## Outside

The proposed plot will extend to approx 0.066Ha (0.16acres) Based on architects plans). The current owners sited a mobile home on the site which will remain.

## Planning Consents

Full Planning Consent was granted 13th October 2020

Ref No: 20/01021/FUL 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, way leaves etc whether referred to or not in these.

## Plans, Areas & Schedules

These have been provided as accurately as possible from OS data sheets and architects plans. 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.

## Viewing

Strictly by appointment with the Agent. Property viewed at own risk

