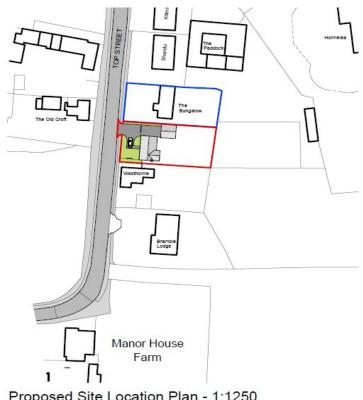
Development Site or Individual plots, The Bungalow, Top Street, East Drayton, Retford, Notts DN22 0LG



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 detatched 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)

Gamston Wood Nottinghamshire DN22 ORB

m: 07540578530

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

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www.limeliving.co.uk www.silcockandpartners.co.uk





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.

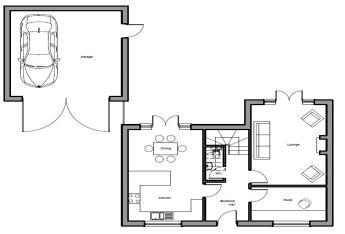
Viewing

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





Proposed First Floor Plan



Proposed Ground Floor Plan



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, while 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.