



#### NOTES

THE DRAWING HAS BEEN PREPARED BASED ON INFORMATION SUPPLIED BY THE CLIENT. THE CLIENT'S REPRESENTATIVE HAS BEEN ADVISED THAT THE DRAWING IS FOR INFORMATION ONLY AND SHOULD BE USED ONLY FOR THE PURPOSE OF GUIDANCE. THE CLIENT'S REPRESENTATIVE HAS BEEN ADVISED THAT THE DRAWING IS FOR INFORMATION ONLY AND SHOULD BE USED ONLY FOR THE PURPOSE OF GUIDANCE. THE CLIENT'S REPRESENTATIVE HAS BEEN ADVISED THAT THE DRAWING IS FOR INFORMATION ONLY AND SHOULD BE USED ONLY FOR THE PURPOSE OF GUIDANCE.



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0m 5m 10m 15m  
1:250 (on A1)

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**iba**planning

Client: Mrs J L Richardson and Mrs J Holder

Site: proposed residential development on Grange Close, TEVERSAL

Title: Proposed Layout Plan

Scale: 1:250 Date: 19/05/03

**Building Land, Grange Close, Teversal Village,  
Sutton-in-Ashfield, Nottinghamshire, NG17  
3JN**

**Offers In The Region Of**  
Tel: 01623 626990

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Building Plot
- Planning Reference Number V/2019/0278
- x2 Two Bedroom Detached Bungalows
- South West Facing Rear Gardens
- Attractive Village Setting
- Detailed Planning Consent Approved
- Circa 0.31 of an acre (1,254 m2)
- Two Large Garages
- Ideal for Developers or Self Builders
- Delightful Conservation Area

An extremely rare opportunity to acquire a plot of land extending to circa 0.31 of an acre or thereabouts with detailed planning consent approved for x2 two bedroom detached bungalows with separate garages, situated at the end of Grange Close in a Conservation Area in an attractive village setting.

#### LOCAL AUTHORITY

Ashfield District Council  
Council Offices  
Urban Road  
Kirkby-in-Ashfield  
Nottinghamshire  
NG17 8DA  
01623 450000

#### ARCHITECT

MPJ Design Associates Ltd  
4 Church Street  
Barlborough  
Chesterfield  
Derbyshire  
S43 4EP  
01246 819259

#### PLANNING CONSENT

Planning permission has been approved for x2 two bedroom detached bungalows and two garages granted by Ashfield District Council on 9 July 2020 under planning reference number V/2019/0278. [www.ashfield.gov.uk](http://www.ashfield.gov.uk).

#### PROPOSED SCHEME

The total sale area extends to just under a third of an acre (0.31 of an acre or 1,254 m2), with the benefit of south west facing rear gardens, and proposed floor plans comprising of:

Plot 1: Detached bungalow circa 1,039 sq ft (96.52 m2). Accommodation: L-shaped entrance hall, WC, large open plan living/dining kitchen with bi-fold doors, utility, and two bedrooms both with en suites. Plot 1 occupies a good sized plot with front and rear gardens, a driveway and large garage measuring approximately (19'7" x 14'9").

Plot 2: Detached bungalow circa 828 sq ft (76.92 m2). Accommodation: entrance hall, large open plan living/dining kitchen with bi-fold doors, two bedrooms and a bathroom. Plot 2 stands in a lovely position at the end of Grange Close with front and rear gardens, a driveway and large garage measuring approximately (19'7" x 14'9").

#### SERVICES DETAILS

Please note that no warranties are given in respect of the availability of mains services and interested parties should raise specific enquiries with the service providers prior to the submission of any offer.

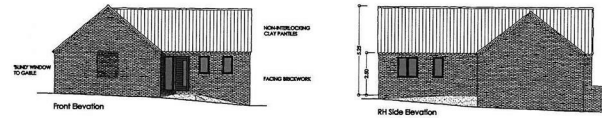
#### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

#### TENURE DETAILS

The land is freehold with vacant possession upon completion.





NOTES:  
The drawings are the property of the client and are not to be used for any other purpose without the written consent of the client. The drawings are not to be used for any other purpose without the written consent of the client.



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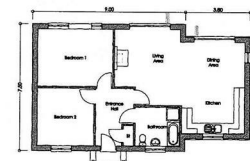
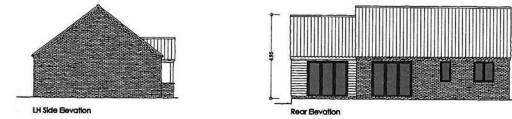
Client: Mrs M Wright

Job: proposed residential development of Grange Close, TEVERAL

Title: Plot 1 Plan and Elevations

Scale: 1:100 Date: 19/08/04

MPJ



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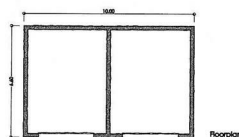
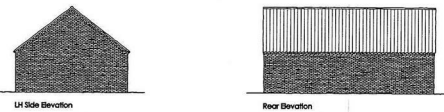
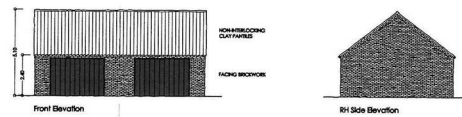
Client: Mrs M Wright

Job: proposed residential development of Grange Close, TEVERAL

Title: Plot 2 Plan and Elevations

Scale: 1:100 Date: 19/08/04

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Client: Mrs M Wright

Job: proposed residential development of Grange Close, TEVERAL

Title: Garages Plan and Elevations

Scale: 1:100 Date: 19/08/04

MPJ











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on 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 representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers