



**Building Plot, Main Road, Redmile,  
Nottinghamshire, NG13 0GS**

**Price Guide £499,995**

**Tel: 01949 836678**

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

- Stunning Individual Building Plot
- Semi Rural Location
- Accommodation in the Region of 3000 sq ft
- Potential for a Stunning Contemporary Home
- In the Region of 3.3 Acres
- Planning Approved for Ecological Detached Home
- Additional 1200 sq ft Workshop/Garage
- Further Details: 20/01265/FUL Melton Borough Council

A really unique and exciting opportunity to acquire a stunning individual building plot with full planning permission granted under paragraph 79 by Melton Borough Council in November 2021 to create a truly individual ecologically inspired contemporary home which when complete will extend to in the region of 3000 sq ft plus in excess of 1200 sq ft of garaging and workshop space.

The property is located in a semi rural position on the outskirts of the highly regarded Vale village of Redmile, in a generous plot which lies in excess of 3.3 acres.

The building has been designed to harmonise with the surroundings and associated farm buildings in the area but with a contemporary element. This will be complemented by a more natural outdoor space with proposed landscaping and planting scheme which very much leans toward a natural meadow style outdoor space in keeping with its rural location.

The current accommodation proposed is for a two storey layout but with the main everyday accommodation lying on the first floor making use of the property's views.

The ground floor layout offers a great deal of versatility and comprises a substantial studio reception area which will look out onto the formal courtyard garden with kitchenette and cloakroom off, as well as useful boot room and separate utility. Also providing two ground floor bedrooms and bathroom all leading off a central hallway.

The main everyday living space is located on the first floor and will link out onto a balcony to the south side of the property which will flood this area with light creating a large open plan contemporary space combining a living and dining area open plan to the kitchen. In addition there will be a substantial master suite, again benefitting from access out onto its southerly facing balcony, with walk-through dressing room and ensuite facilities.

As well as the main accommodation there is a proposed substantial workshop/garage block which will offer in excess of 1200 sq ft of floor space and will be a useful ancillary building to the main accommodation, but also enclose the pleasant courtyard area with proposed ornamental pond, seating area and formal planting.

The remainder of the land will be given over to a more natural programme of planting and landscaping and will create a wonderful outlook particularly from the first floor balcony.

Overall this is a really unique opportunity to acquire what will be a stunning property when complete.

Further details with regard to the planning approval can be found on Melton Borough Council's planning portal under reference 20/01265/FUL.

Amenities in Redmile include a public house/restaurant and well regarded village school. The Engine Yard up at Belvoir Castle offers a selection of small independent shops, cafe etc. Additional amenities are available in the nearby village of Bottesford including secondary school, range of local shops, doctors and dentists and railway station with links to Nottingham and Grantham. The village is surrounded by the undulating countryside of the Vale of Belvoir and for commuting the village is ideally placed being approximately 15 minutes drive from Grantham station where a high speed train to Kings Cross takes just over an hour. The village is also convenient for access to the A52 and A46 providing good road links to Nottingham and Leicester, the A1 and M1.



## APPROVAL OF PLANNING PERMISSION

<b>Name and Address of Applicant</b>	<b>Name and Address of Agent (if any)</b>
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Mr Alan Baggaley  
Glebe Farm  
Redmile  
NG13 0GS

HSSP Architects Limited:- Mr Richard  
Cooper  
Pera Business Park  
Nottingham Road  
Melton Mowbray  
LE13 0PB  
United Kingdom

### Part 1 - Particulars of Application

Date of Application	Application No.
26.10.20	20/01265/FUL

#### Particulars and location of development:

New Sustainable dwelling and private nature reserve

Former Army Camp Main Road Redmile

### Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Melton Borough Council grants permission for the carrying out of the development referred to in Part 1 hereof in accordance with the application form and plans submitted, subject to the following conditions :-

- The development shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

- The proposed development shall be carried out strictly in accordance with plan drawing numbers as follows:
  - Elevations and Sections 1 8069-03-20
  - Elevations and Sections 2 8069-03-21
  - First Floor Plan and Roof Plan 8069-03-11
  - Ground Floor Plan 8069-03-10
  - Location Plan 8069-01-00
  - Illustrated Masterplan 7228\_100

Received by the Local planning Authority on 26.10.2020

- Proposed site plan - topography 8069-03-02
- proposed site section 8069-03-03

Received by the Local planning Authority on 26.04.2021

Reason: For the avoidance of doubt.

- The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application unless alternative materials are first agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details

Reason: In the interest of visual amenity.

- Prior to the commencement of development, a report detailing the full technical details of the energy efficiency and eco-friendly credentials of the dwelling hereby approved shall be submitted to and approved by the Local Planning Authority. The development shall then proceed in accordance with such details as are approved.

Reason: to ensure the development achieves the highest standards of energy efficiency and innovation, and to ensure compliance with the requirements of para. 80 of the NPPF 2021.

- No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and;

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the conditions shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: to ensure satisfactory archaeological investigation and recording.

6. The Written Scheme of Investigation (WSI) must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.

Reason: to ensure satisfactory archaeological investigation and recording.

7. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on HSSP Architects drawing number 8069 03-01 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

8. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: to reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

9. No development shall take place until a phase 2 site investigation and risk assessment has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site and to identify and control any unacceptable risks to human health or the environment taking into account the sites actual or intended use, whether or not the contamination originates on the site. The investigation and risk assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management', CLRM 2020' or any subsequent guidance which replaces it and must be undertaken by competent persons. The Local Planning Authority may require further investigatory works to be carried out if the assessment is found to be inconclusive. The results of the investigation(s) shall be provided to and approved by the Local Planning Authority'.

10. No development approved by this planning permission shall be commenced until a remediation method statement, detailing the remediation requirements to protect human health and the environment, has been submitted to the Local Planning Authority. The remediation method statement shall use the information obtained from the site investigation and include details of all works to be undertaken, proposed remediation objectives and remediation criteria. The remediation method statement must be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.'

11. Upon completion of the remediation detailed in the Method Statement, a report shall be submitted to the LPA that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statements. Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report. The remediation method statement once approved by the Local Planning Authority shall be implemented in full and written evidence to confirm completion of the work provided and approved by the Local Planning Authority

12. In the event that it is proposed to import soil onto site in connection with the development the proposed soil shall be sampled at source such that a representative sample is obtained and analysed in a laboratory that is accredited under the MCERTS Chemical testing of Soil Scheme or another approved scheme. The results shall be submitted to the Planning Authority for consideration. Only the soil approved in writing by the Local Planning Authority shall be used on site.

Reason 9,10,11 and 12: To ensure the adequate treatment of contaminated land and ensure the safety from the effect of contaminants of future occupants.

13. The development shall be carried out in accordance with:

- The mitigation and further survey recommendations from the barn owl survey report (EMEC Ecology February 2021, Sections 5 & 6).
- The Reptile Mitigation Strategy (EMEC Ecology, February 2021).
- Biodiversity Net Gain Assessment (EMEC Ecology, February 2021)

Reason: To ensure for the suitable protection of protected species and biodiversity net gain.

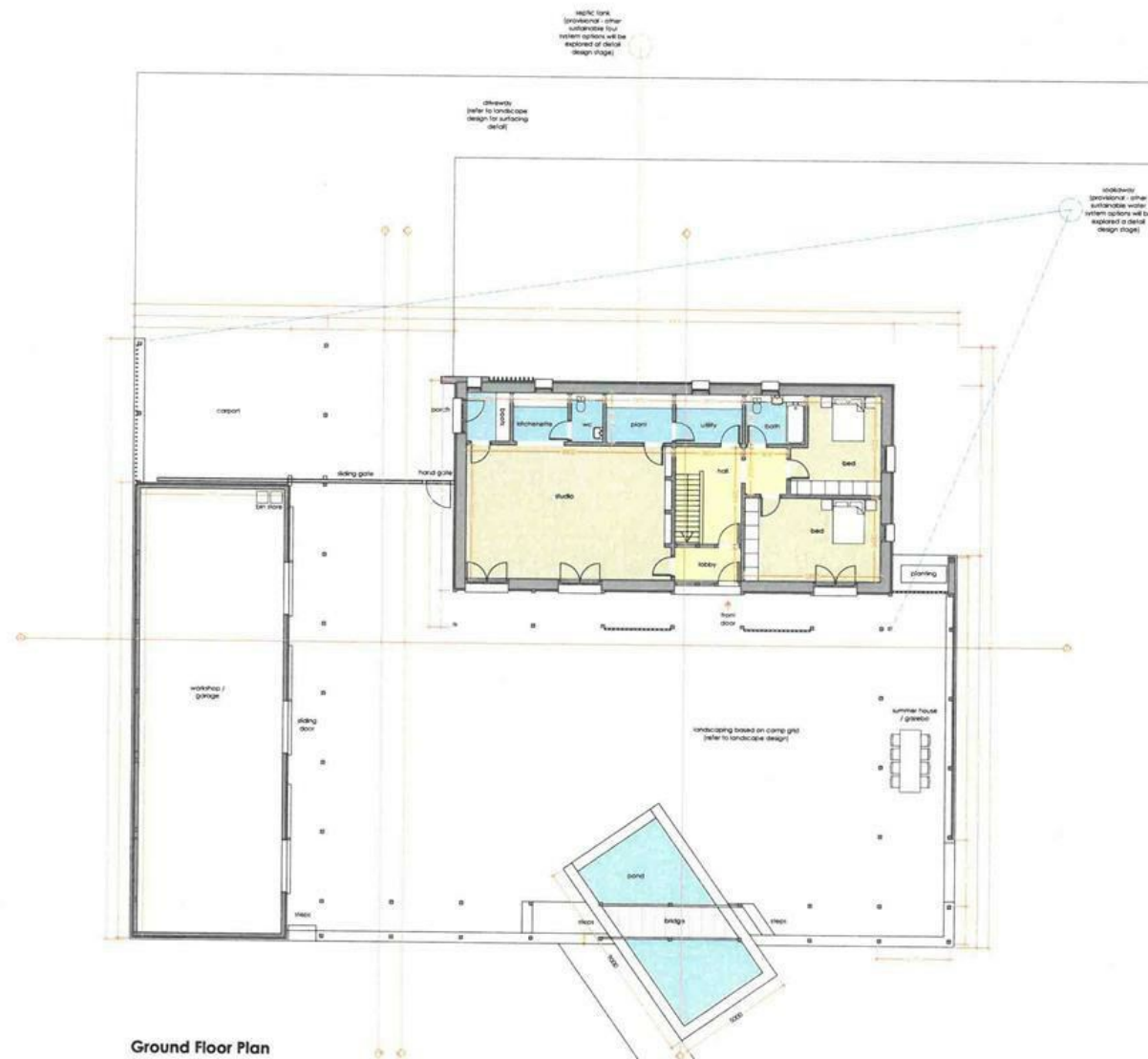
#### **NOTES TO APPLICANT:-**

**Under Article 35 of The Town and Country Planning, (Development Management Procedure) (England) (Amendment) Order 2015 the following is a summary of how the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions**

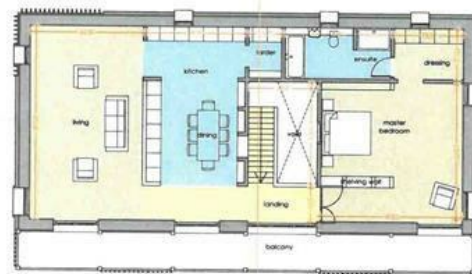
1. This decision has been reached taking into account the requirements of paragraph 38 of the National Planning Policy Framework 2021 in approaching decisions on proposed development in a positive and creative way. The Local Planning Authority has endeavoured to use the full range of planning tools available to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area seeking to approve applications for sustainable development where possible.

#### **Approved Plans**

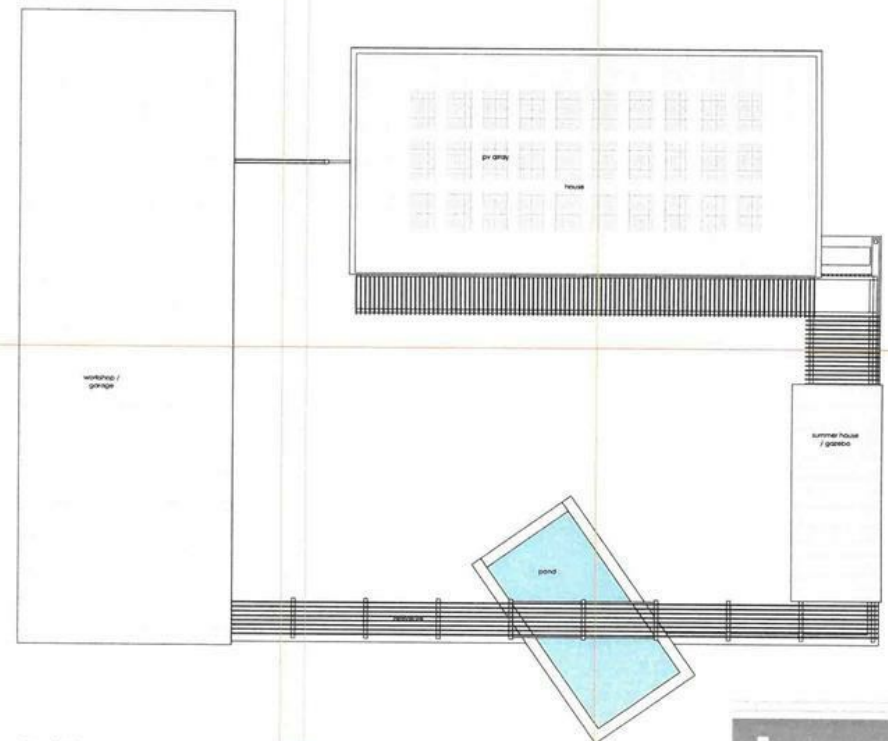
**This permission authorises only the development shown on the approved plans. Any changes will require a further planning permission, without which they will**



Ground Floor Plan



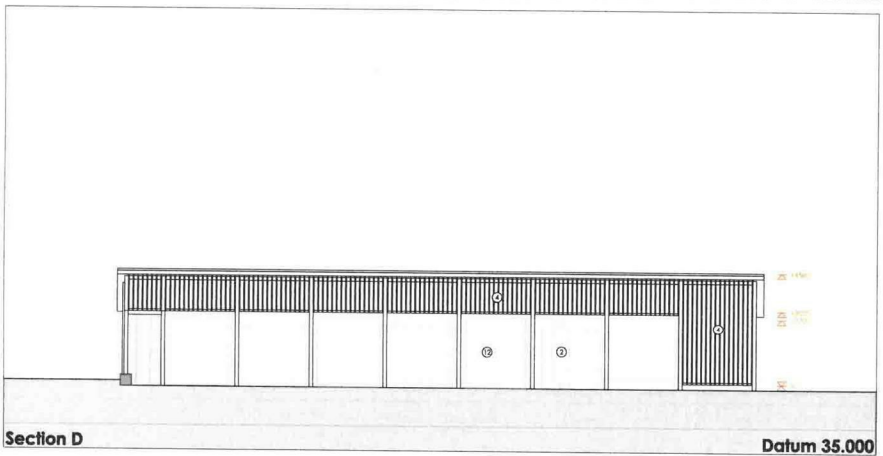
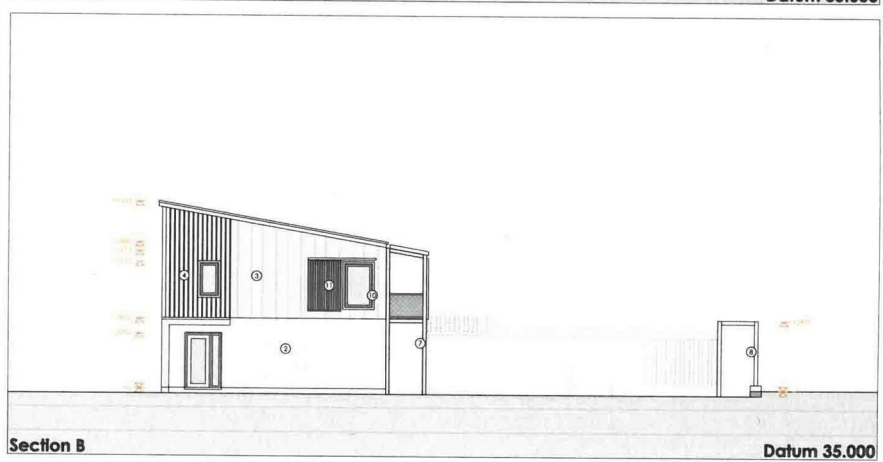
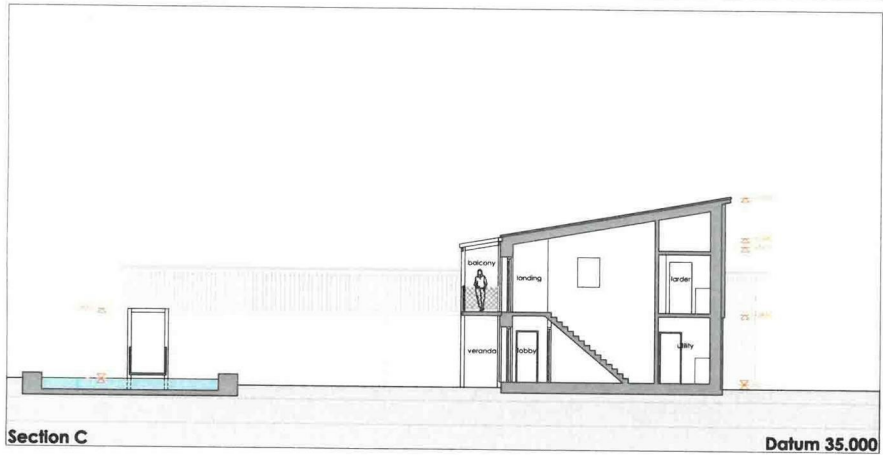
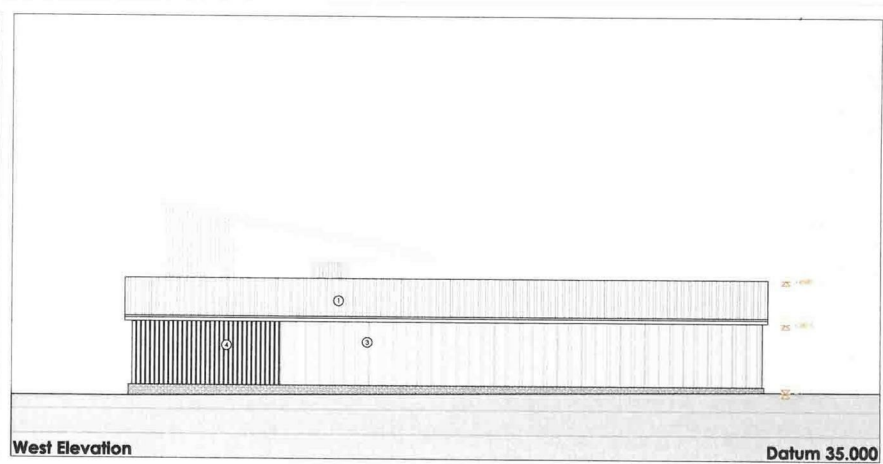
First Floor Plan



Roof Plan







- Material Key:**
1. Metal Standing Seam Roof
  2. Rockpanel cladding panel - Colour: RBC
  3. Corrugated hemp cladding panel
  4. Timber battens
  5. Steel box
  6. Facade integrated hot box
  7. Steel frame
  8. Timber frame
  9. Gables - clad with local reclaimed building materials
  10. Aluminium framed windows and doors
  11. Movable timber shutters
  12. Sliding door



ISSUED BY Peterborough t: 01733 310471  
DATE October 2020 DRAWN SaP

PROJECT TITLE  
NEW DWELLING, REDMILE

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