



**Oak Tree Barn Development Site Sutton Lane,  
Elton, NG13 9LA**

**O.I.R.O £345,000**  
**Tel: 01949 836678**

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

- Individual Development Opportunity
- Site In The Region Of 0.4 Acre
- Opportunity To Create A Fantastic Detached Contemporary Home
- Full Planning Approved
- Conversion Of An Existing Modern Barn
- Delightful Edge Of Village Setting
- Accommodation In The Region Of 2,800 Sq.Ft.
- Ref. No. 24/00267/FUL

An exciting opportunity to purchase a fantastic development site with planning permission granted to convert and extend the current modern barn into what would be a stunning, individual, detached, contemporary home which, when complete, will offer just in excess of 2,800 sq.ft. of accommodation occupying a superb site which lies in the region of 0.4 of an acre.

The site is in a fantastic setting nestled adjacent to an established copse on the outskirts of this small hamlet with aspects across to adjacent paddocks and countryside, but still located within a short drive of the wealth of amenities of the nearby market town of Bingham.

This would be perfect for those looking to commission a bespoke home within an attractive, semi rural setting.

The proposed accommodation suggests a versatile layout over two floors, offering up to four double bedrooms and four ensuite with a large open plan living/dining kitchen, additional reception, utility room and ground floor cloak room.

Further information can be found on Rushcliffe Borough Council's planning portal under Ref: 24/00267/FUL.

### **ELTON ON THE HILL**

The village of Elton lies close to the A52 which provides excellent road access to the cities of Nottingham and Leicester, the A1 and M1. The neighbouring village of Orston has an excellent primary school and secondary schooling can be found in Bingham at Toothill, or in Grantham with the King's Grammar School for boys and South Kesteven Grammar School for girls. From the village there are excellent walks and bridleways through the Vale of Belvoir.

### **ADDITIONAL NOTES**

We understand there is mains electricity and water to the site. (information taken from Energy performance certificate and/or vendor).

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

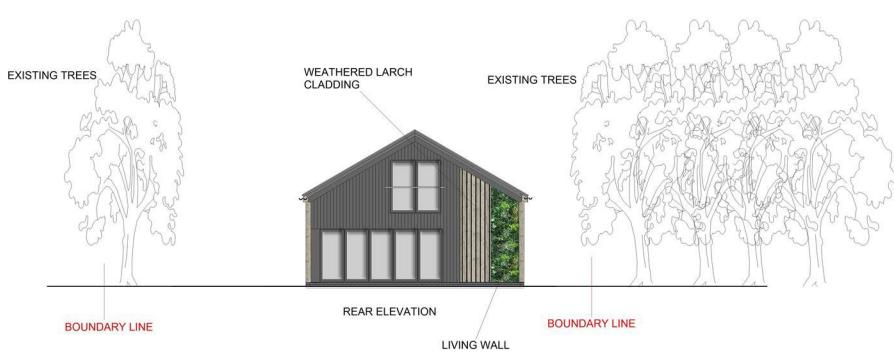
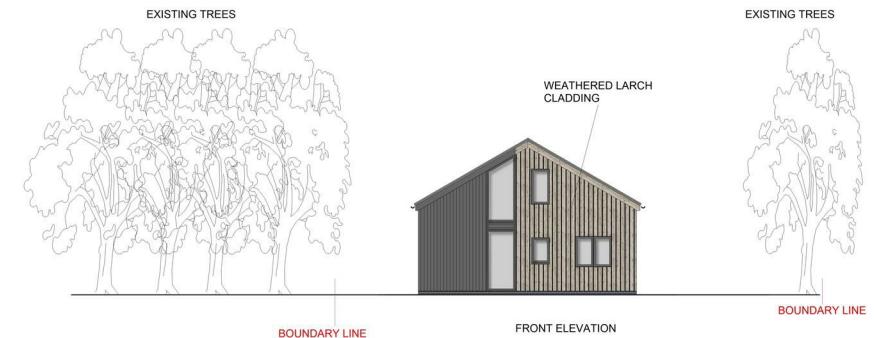
Flood assessment of an area:-  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

000 Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>







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 firms 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 01949 836678



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