



Building Plot Adjacent To Hawthorn House
Flintham Lane, Screveton, Nottinghamshire,
NG13 8QY

£350,000
Tel: 01949 836678

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

- Individual Building Plot
- Planning Ref: 24/00855/FUL
- Approximately 1,600 Sq. Ft. Of Accommodation
- Single Storey Living
- Off Road Parking & Garage
- Full Planning Permission Granted
- Approximately 1.2 Acres Including Paddock
- 3 Bedrooms
- Open Plan Living Dining Kitchen
- Well Regarded Village

A rare opportunity to purchase an interesting, individual building plot and adjacent grass paddock which, in total, extends to approximately 1.2 acres.

Planning has been approved by Rushcliffe Borough Council under reference number 24/00855/FUL in July 2024 for the construction of an interesting, individual, detached single storey dwelling which when complete will offer approximately 1,600 sq.ft. of accommodation predominantly laid out to the ground floor but with an additional mezzanine area in the eaves. The plot also benefits from additional permission for a detached garage.

The more formal garden area extends to approximately 760 sq.m. with direct access off the lane but benefits from the inclusion of a further grass paddock and small managed area which lies to the north side. Combined these provide approximately 1.2 acres of grounds.

The well thought out design of the property provides three bedrooms, ensuite and main bathroom and a mainly open plan, L shaped reception area and dining kitchen with useful utility room and separate cloaks. Several of the rooms will afford attractive vaulted ceilings and pleasant aspects out onto the garden with an additional mezzanine off in the eaves creating a further versatile space.

Overall this would be an excellent opportunity for those looking to commission their own bespoke home with the addition of a good level of outdoor space which would be ideal for those with one pony, therefore opening it up to the possibility of an equestrian purchaser.

SCREVETON

Screveton is located just off the A46 between the market towns of Bingham and Newark with good road access to the A52, A1 and M1 and from Newark Northgate trains to London in just over an hour. Amenities are available in the nearby market towns of Bingham and Newark with well regarded primary schools in the adjacent villages of Flintham and East Bridgford and within the catchment area for Toothill School.

COUNCIL TAX

Rushcliffe Borough Council - TBC

TENURE

Freehold

ADDITIONAL NOTES

The village is currently under a review of its conservation area, we understand the residential part of the site will potentially fall within the boundary.

We understand there are two trees within the site that have preservation orders.

We refer clients to the planning documentation for specifics around the build and materials proposed, we do understand the property will make use of existing mains drains, water and electricity connections (all close by), with central heating proposed via an Air source heat pump and installation of photovoltaics.

Please note, a restrictive covenant in respect of Hawthorne House and its adjoining land has been modified by an order of the Upper Land Tribunal to allow this residential dwelling approval. The order of the ULTC is currently lodged with the land registry awaiting registration.

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#>

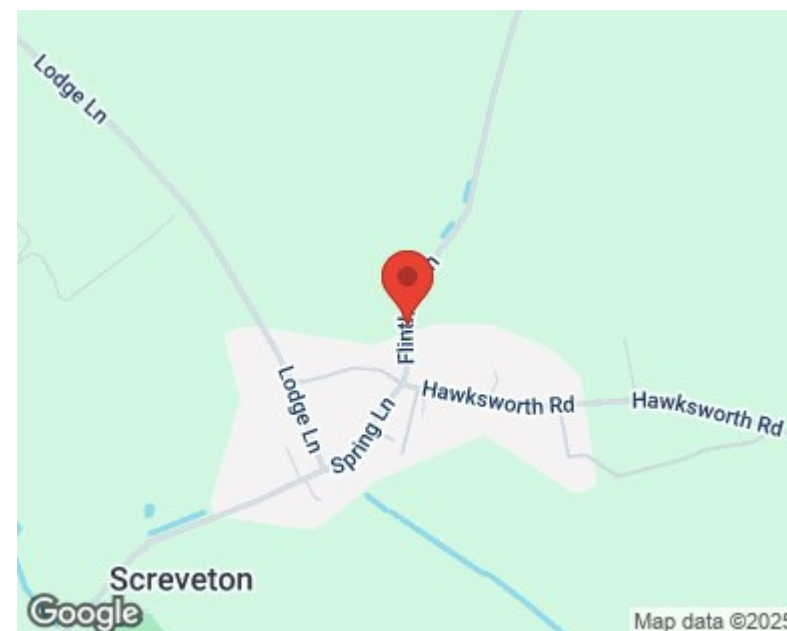
Broadband & Mobile coverage:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

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







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 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

