



**Building Plot to the Rear of, Muffins Gap  
Lombard Street, Orston, Nottinghamshire,  
NG13 9NG**

**Guide Price £450,000**  
Tel: 01949 836678

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



- Individual Single Building Plot With Planning
- Planning Approved In February 2023
- Sweeping Driveway Access
- Level Established Plot
- Total Plot In The Region Of 0.86 Of An Acre
- Approval For Dwelling In Excess Of 5000 SQ.FT.
- Delightful Village Location
- Rare Opportunity To Create An Individual Home

A rare opportunity to purchase a fantastic, level building plot which exceeds 3/4 of an acre with full planning approved by Rushcliffe Borough Council in February 2023 for the construction of a substantial, detached, family orientated home which, including its attached treble garage, lies in the region of 5,150sq.ft.

The plot is tucked away in a quiet backwater off the initial lane with its own private driveway sweeping down to a level site with a south westerly aspect over adjacent fields.

The current proposal suggests the creation of a stunning double fronted property with four double bedrooms, four ensuite, two main reception areas and large open plan living/dining kitchen to the south westerly side and a utility, boot room and WC together with an additional office space situated above the garage which has its own cloak room.

The perimeters are already established with mature hedging and trees and overall this is a really interesting, individual site.

Further details can be found on Rushcliffe Borough Council's planning portal under reference number 22/01768/FUL.

## ORSTON

The Conservation village of Orston has a highly regarded primary school, public house and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside the village linking to Grantham and Nottingham and from Grantham there is a high speed train to King's Cross in just over an hour.

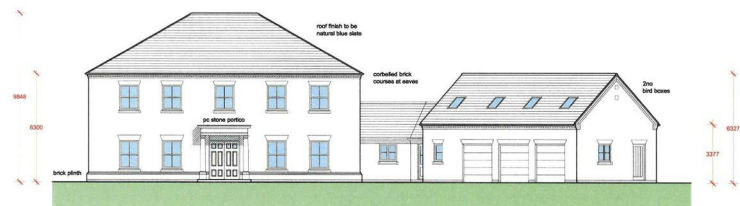












FRONT ELEVATION



SIDE ELEVATION



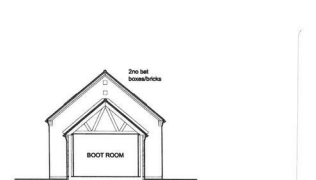
SECTION A:A



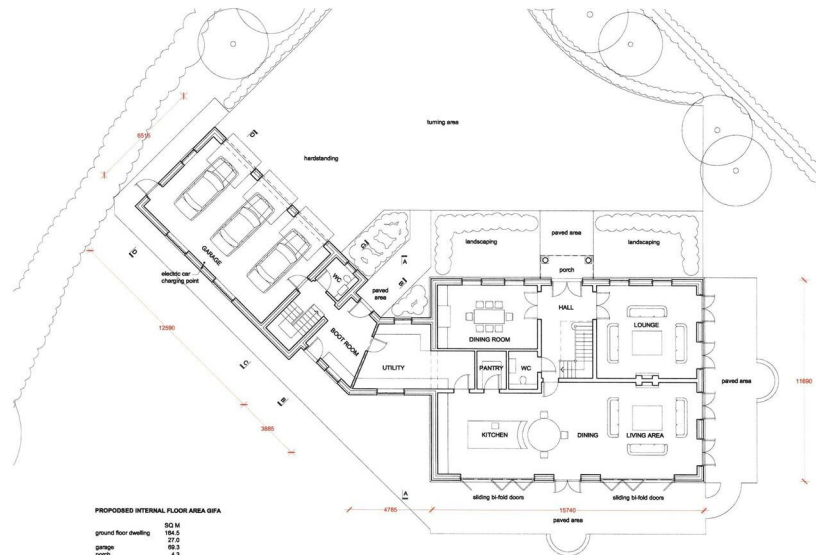
REAR ELEVATION



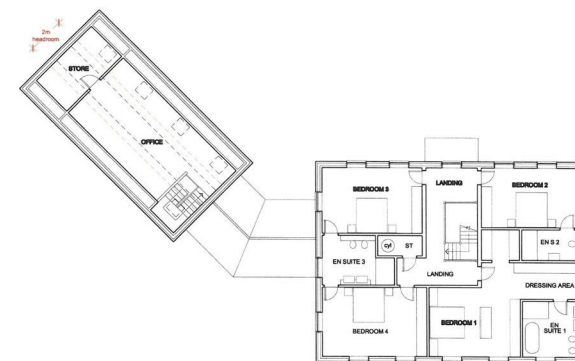
SIDE ELEVATION



SECTION B:B



GROUND FLOOR PLAN

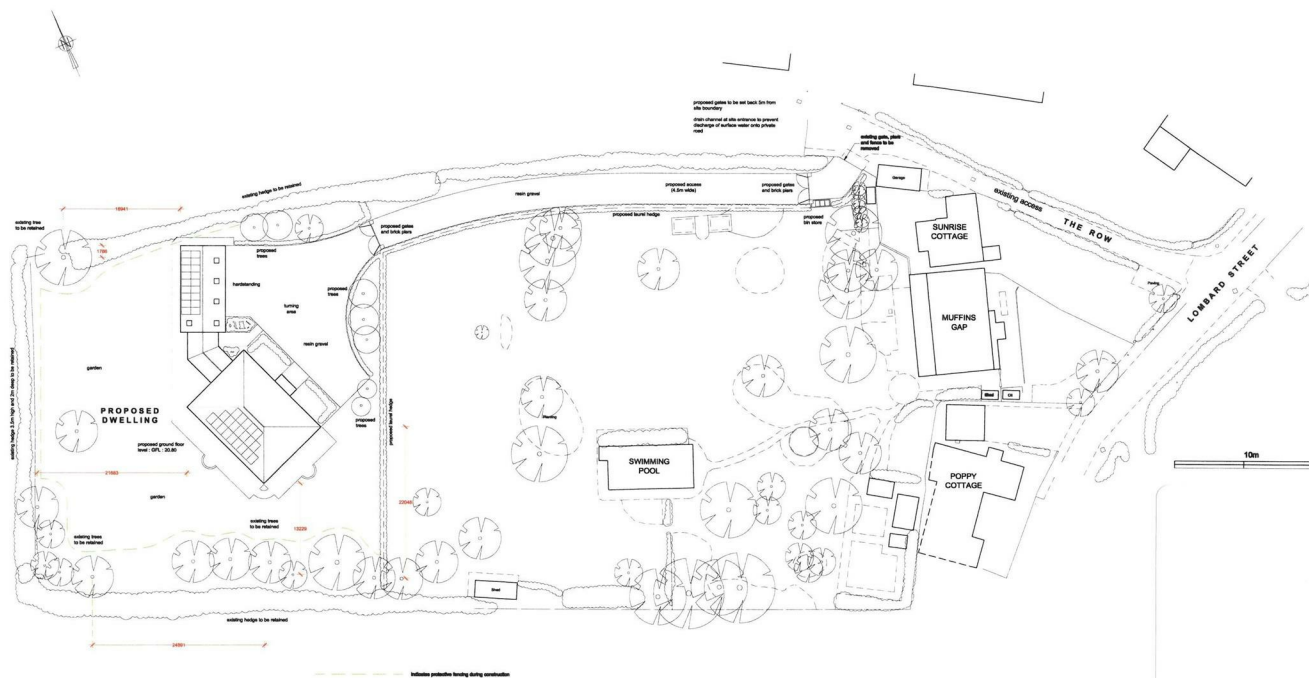


FIRST FLOOR PLAN

PROPOSED INTERNAL FLOOR AREA GIFA

ground floor dwelling	52.0
garage	27.2
porch	16.3
first floor dwelling	156.5
office	58.4
TOTAL	480.0





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 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](mailto:bingham@richardwatkinson.co.uk)

