



**Self Build Plot (Plot 1), Land Adj Frederick Close, Sutton-On-Trent, Newark, NG23 6SD**

**Guide Price £100,000**

Tel: 01636 611 811



Surveyors, Estate Agents, Valuers, Auctioneers

## LOCATION

The plots are situated amongst the Persimmon Homes, Charles Church Strawberry Fields new homes development in the village of Sutton on Trent. They are situated at the edge of this development, adjacent to the open space, footpath and play area.

To the north and west of site are the new homes along Frederick Close and Strawberry Fields, to the east of the site is the open space and to the south is 1990's Barratt housing on Rose Farm Drive.

Just eight miles north of Newark, Sutton on Trent is one of Nottinghamshire's most desirable villages, offering the perfect balance of countryside living and modern convenience. Situated close to the A1 dual carriageway, it's ideal for those who want easy access to nearby towns and cities while enjoying a quieter, more relaxed pace of life.

## SUTTON ON TRENT VILLAGE LIFESTYLE

Sutton on Trent has a strong sense of community and a great selection of local amenities. The Co-op store makes everyday shopping simple, while the friendly Butchers Brew Caf  has quickly become a favourite for coffee, brunch, and local catch-ups. The Lord Nelson pub and restaurant provides a welcoming spot for dining and socialising, and the village also boasts two hair salons, a doctor's surgery, and a well-regarded primary school rated Good by Ofsted. There are good transport links with bus services to local villages and the towns of Retford and Newark.

The larger village of Tuxford is located 4 miles to the north and has a large Co-op supermarket, post office, a range of local shops and public houses. Families will also appreciate being in the catchment area for Tuxford Academy, a popular secondary school just four miles away.

## TRANSPORT LINKS

The A1 is conveniently placed, just under half a mile from the plots. The village lies approximately 8 miles south of Retford and 7 miles north of Newark. The city of Lincoln is approximately 16 miles distant and the city of Nottingham approximately 28 miles distant. The area is

located reasonably centrally in the UK for commuting north to Leeds (64 miles), Worksop (20 miles), Doncaster (35 miles), and south to Grantham (14 miles), Stamford (45 miles) and Peterborough (57 miles). GNER rail services are located both at Retford and Newark with journey times to London of 1 hour 30 minutes and 1 hour 20 minutes respectively.

## TOWN & COUNTRY PLANNING

The site was included in the original planning consent of the wider development, as part of the S.106 agreement for the Parish Council to build a village hall. This was approved under planning reference 14/00161/FULM. A village hall development was approved under subsequent planning application ref: 20/00445/FUL. This permission has not been implemented due to costs.

A pre-application enquiry has been submitted, which is to vary the S106 agreement to 'unlink' the Community Facilities Contribution from the Strawberry Fields development for use elsewhere. A letter that was sent to the Council back in January 2024 from the Parish sets out the request. The site would therefore no longer be needed for community use, as this would be distributed elsewhere in the village. The proposed dwellings have been put forward on the basis that the land would no longer be required for a village hall and therefore could be utilised for additional self build dwellings.

The site is situated in a Principal Village, within the Main Open Area. The site is also included in the allocation policy (ST/MU/1) in the emerging local plan, which is yet to be adopted.

## PLOT 1

Plot 1 is situated to the south of the site, with an established hedged boundary to the southern boundary with Rose Farm Drive. The area of the site is approximately 577 m.sq. The site is level and currently grassland.

Indicative plot areas only, subject to on site survey.

## SERVICES

Mains water, electricity and drainage are understood to be available. Purchasers should make their own enquiries as to the technical details for connection.

## FLOODING

The site is located within Flood Zone 2

## CONSERVATION AREA

The site is located within the Sutton on Trent Conservation Area.

## TENURE

The property is freehold.

## VIEWING

Strictly by appointment with the selling agents.



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



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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