



**Building Plot Wood Lane, Egmanton, Newark,
NG22 0HB**

Guide Price £180,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Planning In Principle Granted For 1 Dwelling
- Tuxford 2 Miles, Newark 13 Miles
- Train services from Newark Northgate to London King's Cross are approximately 75 minutes.
- Delightful Conservation Area Location
- Plot 1,460 sq. m (0.36 Acre) or Thereabouts

A 1/3 acre building plot with Planning in Principle granted for residential development of 1 dwelling. The plot is situated in a mature landscaped setting within the village conservation area. This is an exciting and rare opportunity for a self-build or development project. The purchaser will have the opportunity of preparing a bespoke design for submission of Technical Details Consent.

The site is land that was recently part of the garden of Ivy House Farm on Wood Lane in the village of Egmanton. To the north lies the courtyard development at Church View, to the west lies the garden of Glebe Farmhouse, and to the south is Ivy House Farm and beyond lies Southfields including the large equestrian building. Wood Lane is a public bridleway and highway, unadopted and maintained at public expense.

The proposed site has a depth of between 33m and 55m and a width around 31m across the majority of the site.

The village of Egmanton is an attractive place to live. There is a variety of period property, farmhouses and small scale development within the village. Tuxford (2 miles) provides an excellent range of amenities including primary school, the Tuxford Academy secondary school, local shops, a co-operative supermarket, social and transport facilities. Access points to the A1 trunk road north and south are within 2 miles approximately. Newark on Trent is 14 miles to the south on the main East Coast railway line. Train services from Newark Northgate to London King's Cross are approximately 75 minutes.

TOWN & COUNTRY PLANNING

Planning in Principle is granted under Newark & Sherwood District Council reference 24/01616/PIP granting Permission in Principle for residential development of 1 dwelling.

The Permission in Principle lasts for a period of 3 years and the approval will expire on the 9th December 2027.

The Technical Details Application is required to be submitted within 3 years of the decision date.

Documents and plans may be viewed on the Newark & Sherwood District Council Planning Portal <https://www.newark-sherwooddc.gov.uk/viewcommentplanningapplication/>.

PLAN

A plan is attached to these particulars for identification purposes.

RIGHT OF WAY

The joint driveway access is subject to a right of way to Ivy House Farm, which is a detached residential bungalow situated to the south of the site.

SERVICES

Mains water, electricity, and drainage are understood to be available. However, purchasers should satisfy themselves on the technical details of connections and the availability.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Community Infrastructure Levy (CIL) will be assessed when technical details are submitted. The current CIL rate is £70 per sq. m, to include the external walls and garages. Self-build and owner occupiers will be able to apply for exemption of the CIL charge.

TENURE

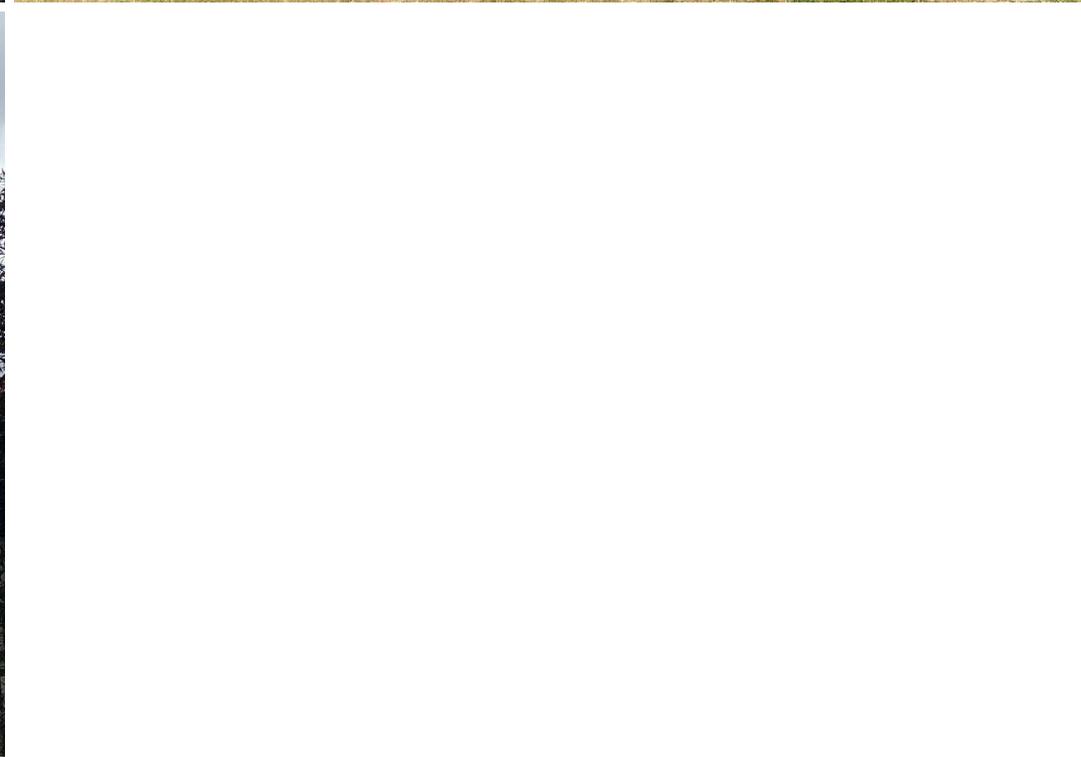
The land is freehold.

VIEWING

Strictly by appointment with the selling agents.

NOTICE OF DECISION

Please see attached.



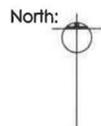


Address: **Land North of Ivy House Farm Wood Lane Weston Road Egmonton NG22 0HB**

Project: **Potential Dwelling**

Location PLAN:

Scale: 1/1250



0m 12.5m 25m 50m 1:1250 at A3

Existing site layout taken from Ordnance Survey data and has not been subject to a topographical survey.

Notice of Decision

Anthony Northcote
Town-Planning Co.Ltd
16 Hounsfeld Way
Sutton On Trent
Newark
Notts
NG23 6PX

The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Application for:	Permission in Principle
Application No:	24/01516/PIP
Applicant:	Mr Wesley Smith
Agent:	Anthony Northcote
Proposal:	Application for permission in principle for residential development of one dwelling
Site Address:	Land North Of Ivy House Farm Wood Lane Egmanston Newark On Trent NG22 0HB

Newark and Sherwood District Council as Local Planning Authority in pursuance of their powers under the said legislation **Grant Permission in Principle** for the development described in the above application, subject to the following:

Notes:

Permission in principle lasts for a period of 3 years, this approval will therefore expire on 9th December 2027.

Before the 9th December 2027 application for Technical Consent (for the whole of the site) must be given approval before development can proceed.

Matters to be addressed within the application for Technical Details Consent:

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The Technical Details Consent application is required to be submitted within three years of the decision date. The Council's up to date Development Plan Policy sets out the criteria for which all new development should be assessed against. This includes but is not limited to safe and inclusive access,

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parking provision, drainage, impact on amenity, local distinctiveness and character, heritage matters and biodiversity and green infrastructure. The technical details consent application would need to carefully consider these criteria and the Applicant's attention is drawn to the Officer Report that accompanies this decision for further advice on these criteria.

A copy of the decision notice and the officer/committee report are available to view on the Council's website.



Authorised Officer on behalf of Planning Development, Newark and Sherwood District Council

Date: 10 December 2024

Note: Attention is drawn to the attached notes.

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Important note:

This permission refers only to that required under the town and country planning acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, including the passing of plans for the purpose of the building regulations which requires additional approval and a separate application must be submitted.

Disposal of any building waste: If you are having any building or remedial work done on your home or constructing a new dwelling, you have a 'Duty of Care' to ensure your waste is disposed of properly. Any contractor you employ or even if you arrange to have any construction or demolition waste removed yourself, the person you give it to must be a registered waste carrier. You should ask to see their Waste Carriers Licence and obtain a receipt for any waste which is removed. To ensure they are registered, you can also check with the Environment Agency online or by telephoning 08708 506506.

Help to keep our District a cleaner and less polluted place.



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 01636 611 811



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