



**Building Plot 14 Welham Road, Retford,  
Nottinghamshire, DN22 6TN**

**£180,000**  
**Tel: 01636 611811**

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

A residential building plot extending to 811 sq. m (0.2 acres) or thereabouts. Outline Planning Permission is granted, with demolition of the existing building and erection of a two storey dwelling with garage. The plot is situated in a prime residential area and within a short walking distance of Retford town centre. The plot has potential for a detached family sized house and secluded South facing garden.

Outline Planning Permission is granted by Bassetlaw District Council for demolition of the existing building and the erection of a two storey dwelling and garage. The Conditional Consent is dated 6th October 2023, and reserved matters must be made not later than 3 years beginning with the date of this permission.

Welham Road is located within a mile or so of the Georgian market square and town centre. The town offers a range of facilities with shops, boutiques, restaurants, two theatres, a sports centre and a busy local market three days a week.

There is a choice of primary and secondary schools in the area. Excellent rail links from Retford to London King's Cross with journey times of just over 1 hour 25 minutes, and the A1 trunk road access points are within four miles of the town, providing excellent North South communications.

The plot stands with a substantial frontage in an area of high value detached properties.

The existing building was constructed in the 1960's as a church hall. Construction is believed to be concrete portal frame with cedar board cladding and insulation board. The vendor acquired the property in 1988, and an asbestos survey was carried out circa 1996 and there was no evidence at that time of asbestos content within the property. The existing roof is double pitched with a mineralised felt covering. The existing means of heating internally is night storage heaters.

#### THE SITE

The site is currently tarmacked and bounded by a timber

1.2m fence on the front North boundary and hedges to the East and rear Southern boundary. The site sits back from the main road, on a private road at a lower level than Welham Road.



#### TOWN & COUNTRY PLANNING

Outline Planning Permission is granted under Bassetlaw District Council reference 23/00663/OUT with some matters reserved (approval being sought for access) for the demolition of an existing building and erection of a two storey dwelling and garage. The permission is conditional and dated 6th October 2023. Documents and plans can be accessed on the Bassetlaw District Council Planning Portal

(<https://publicaccess.bassetlaw.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RV678HCSGSC00>), or from the selling agents Richard Watkinson & Partners.

#### **COMMUNITY INFRASTRUCTURE LEVY (CIL)**

It is the Council's view that the CIL may be payable. This will be assessed when detailed plans are submitted. If development is approved for a self-build dwelling it is possible to apply for relief from the CIL payment.

#### **SERVICES**

Mains water, electricity and drainage are understood to be available, whilst purchasers should make their own enquiries regarding technical details and connections.

#### **TENURE**

The land is freehold.

#### **POSSESSION**

Vacant possession will be given on completion.

#### **PLAN**

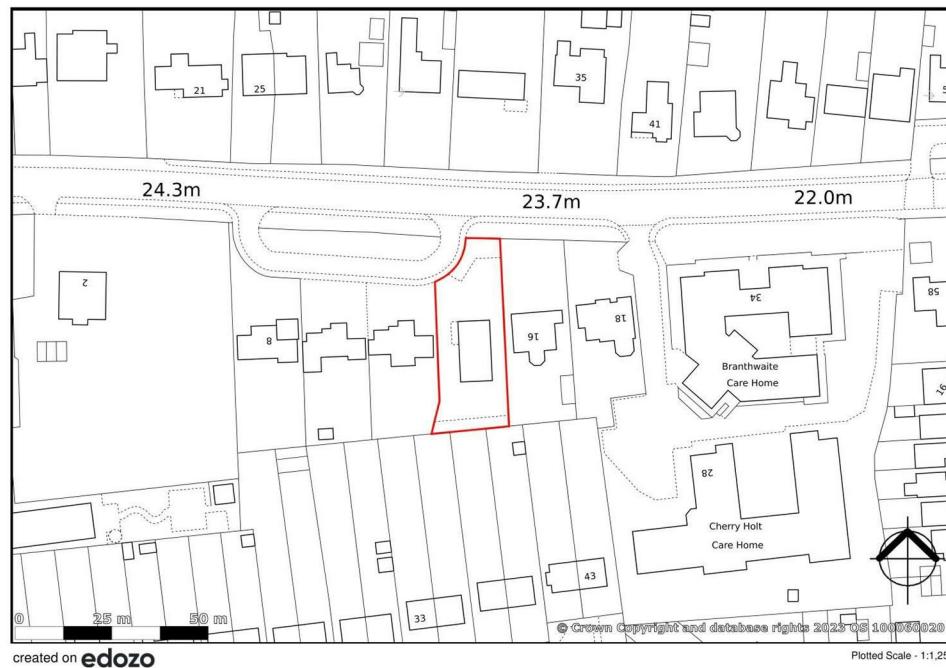
A plan is attached to these particulars for identification purposes.

#### **VIEWING**

Strictly by appointment with the selling agents.

#### **ENERGY PERFORMANCE CERTIFICATE**

The existing building to be demolished is exempt from an Energy Performance Certificate requirement.



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



*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 01636 611811



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

35 Kirkgate,  
Newark NG24 1AD  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)

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