



**Redevelopment Opportunity - Apanui Newark
Road, Cotham, Newark, NG23 5JS**

**Offers In Excess Of £230,000
Tel: 01636 611811**

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

- Building Plot Opportunity
- Full Planning Permission Granted
- Delightful Rural Location
- Newark 6 Miles
- Derelict Bungalow Redevelopment
- Site Area 1,250 sq. m (0.3 Acre) Approx.
- Small Village Environment
- Long Bennington 3 Miles

A derelict and structurally unsound bungalow presenting an opportunity as a building plot with potential for redevelopment. The property has a delightful rural situation within the small settlement of Cotham village just six miles from Newark.

Full planning permission is granted for a replacement two storey detached four bedroom house with a gross internal area of 194 sq. m (2,095 sq. ft) approximately.

The village is approached by country lanes between Long Bennington and Newark. Access to the A1 is within approximately three miles with good access also via Orston village to the A52. The village is ideal for commuting to Newark, Grantham and Nottingham.

A rare and exciting opportunity to acquire a redevelopment site within delightful rural surroundings.

TOWN & COUNTY PLANNING

Full Planning Permission is granted under Newark and Sherwood District Council, reference 22/01855/FUL for the demolition of existing two dwellings (Apanui and Lezada) and the erection of replacement two detached dwellings.

The Conditional Consent is dated 9th February 2023. Copies of the documents and plans may be viewed on the Newark and District Council Planning Portal or on request from Richard Watkinson & Partners.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The CIL charge is assessed on Full Planning Permission for two dwellings to include Apanui and Lazada in the sum of £9526.38

The Vendor will discharge the CIL payment prior to exchange of contracts in the same.

SERVICES

Mains water and electricity are connected to the property. Drainage is by means of a septic tank situated in the existing front garden area.

TENURE

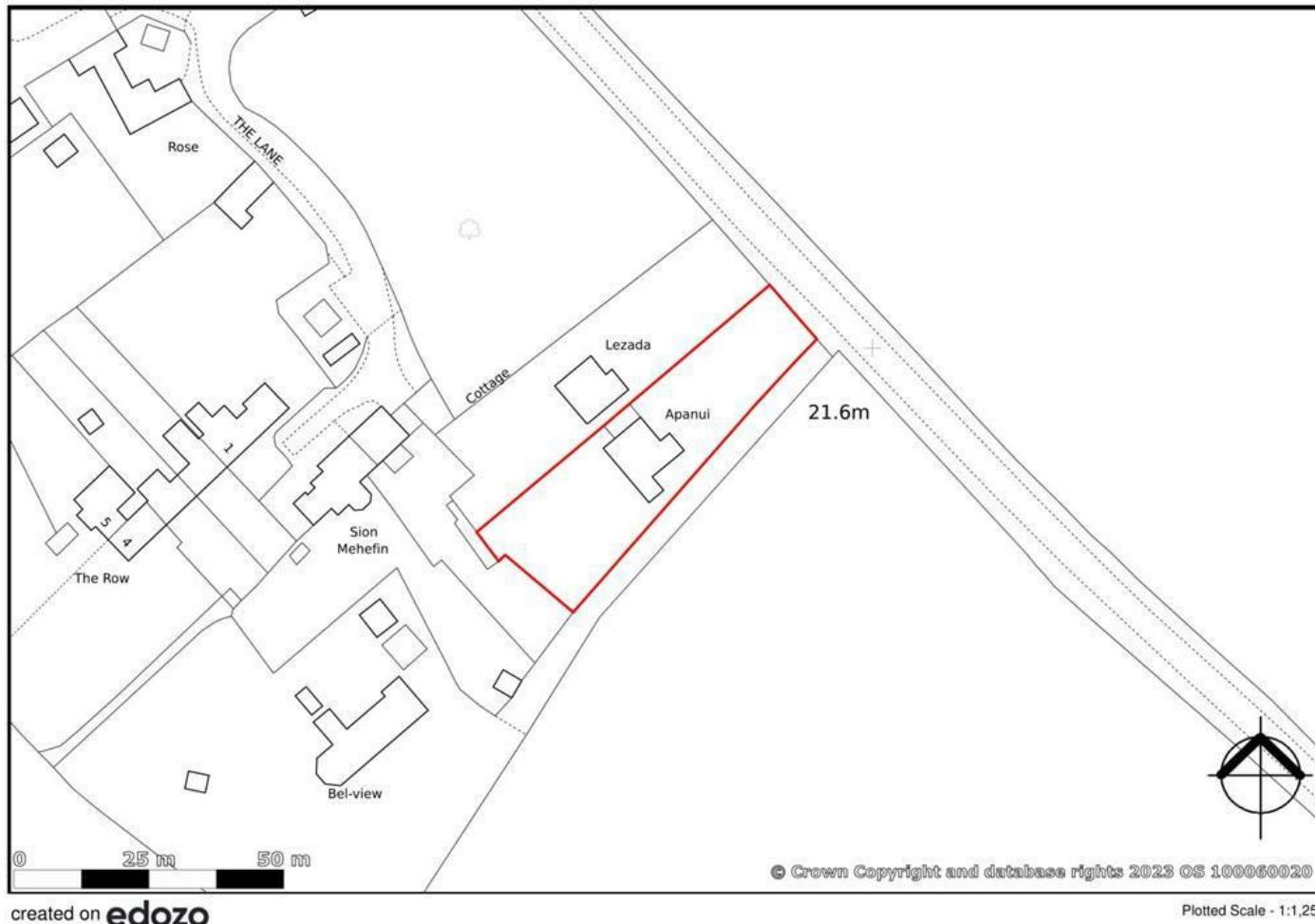
The property is freehold.

VIEWING

Strictly by appointment with the selling agents.



Apanui, Newark Road, Cotham, Newark, NG23 5JS



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



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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