



**Development Site, 139 Shelford Road,
Radcliffe On Trent, Nottingham, NG12 1AZ**

Guide Price £1,100,000

Tel: 0115 9336666



- SUPERB DEVELOPMENT SITE
- 3 SEPARATE BUILDING PLOTS
- 3 BESPOKE DETACHED HOMES
- MAINS SERVICES CONNECTED
- SECLUDED POSITION OFF SHELFORD RD
- EXTENDING TO OVER 1.5 ACRES
- FULL PLANNING PERMISSION GRANTED
- GROUND WORKS ALREADY COMMENCED
- SITE CLEAR AND READY TO BUILD
- SOUGHT AFTER VILLAGE LOCATION

A rare opportunity to acquire a superb development site consisting of three separate building plots with planning permission granted by Rushcliffe Borough Council. The permission allows for three individual detached dwellings, accessed via a private drive off Shelford Road, in a delightful secluded location backing onto Ridge Lane. All superbly positioned within the sought after village of Radcliffe.

The site has a total area of just over 1.5 acres, currently subdivided in to three separate plots with two large plots each around 2/3's of an acre, plus a smaller plot of around 1/5 of an acre. Should the site be sold as a whole, there will be flexibility in redefining the boundaries within the site if required.

A significant amount of site preparation has already been undertaken with the demolition of a former dwelling completed, bat survey, removal of overgrowth and non protected shrubs/trees, plus a full site scrape to turnover and level the ground. This has been followed up with regular strimming and weedkilling where necessary. The site is truly ready and prepared to commence development immediately.

PLANNING

Two separate planning permissions were granted in January 2015 and August 2018 with site works having commenced already keeping the permissions live and ongoing.

The current planning permissions and relevant supporting documents are available for viewing in full via the Rushcliffe Borough Council planning portal. The reference numbers are 15/00084/FUL (plot A) and 17/00506/FUL (plots B and C). These permissions indicate planning for a four-bedroom detached house on plot A, plus two substantial detached dwellings on plots B and C.

SERVICES

A new drainage run has been connected to the mains sewer in Shelford Road, laid down the private drive along with Virgin cable ducting, gas, electric and water supplies all capped at the top of the drive. Additional gas, electric and water connections have been established off Ridge Lane at the top end of the site for Plot C.

ACCESS

The land owner has informed us that a shared driveway and access agreement has been put in place between all the neighbouring properties that use the initial part of the shared drive to access their homes. This agreement extends to the three new dwellings proposed for this site.

PLOT A

The smallest of the plots, but the perfect size of approx. 1/5 of an acre (0.20) to accommodate a family sized four bedroom and two storey detached home with a west facing rear garden and the option of utilising the double garage already in situ. This plot was formally garden land and garaging for a neighbouring property and sits on the right hand side of the shared drive, which then continues up to the other two plots.

Planning Reference: 15/00084/FUL (plot A)

PLOT B

The first of the larger two plots with an area in the region of 2/3 of an acre (0.66). Planning has been granted for a substantial and high spec contemporary home with two storey accommodation totalling 4,500 sq.ft, including a detached double garage plus store and shower room, with further office space above. All representing a fantastic opportunity to create a truly bespoke home with the option of an office with garaging, or a self contained studio/annexe.

Planning Reference: 17/00506/FUL (plots B and C)

PLOT C

The second of the larger plots with an area in the region of 2/3 of an acre (0.66). Planning has been granted for another substantial and high spec contemporary home along the same lines as Plot B with 4,500 sq.ft. Situated at the top of the site backing on to Ridge Lane and affording a slightly elevated position. All the houses have been positioned on the site plans to make the most of the south and west facing aspects afforded to the main area of gardens, and to provide seclusion and privacy to each property.

Planning Reference: 17/00506/FUL (plots B and C)

RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

VIEWINGS

Site visits can be arranged strictly by appointment through and with Richard Watkinson & Partners.



Allan Joyce Architects Ltd
16-20 Bath Street
Nottingham
NG1 1DF

REFERENCE NO : 15/00084/FUL

APPLICANT :

DEVELOPMENT : Detached two storey dwelling with access off existing private drive

LOCATION : 141 Shelford Road Radcliffe On Trent Nottinghamshire NG12 1AZ

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 14 January 2015, for the above development hereby in pursuance of their powers under the above-mentioned Act,

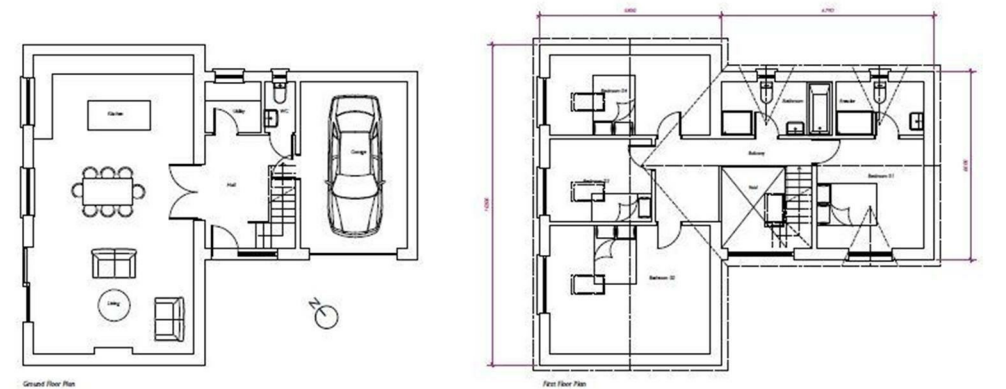
GRANT PERMISSION

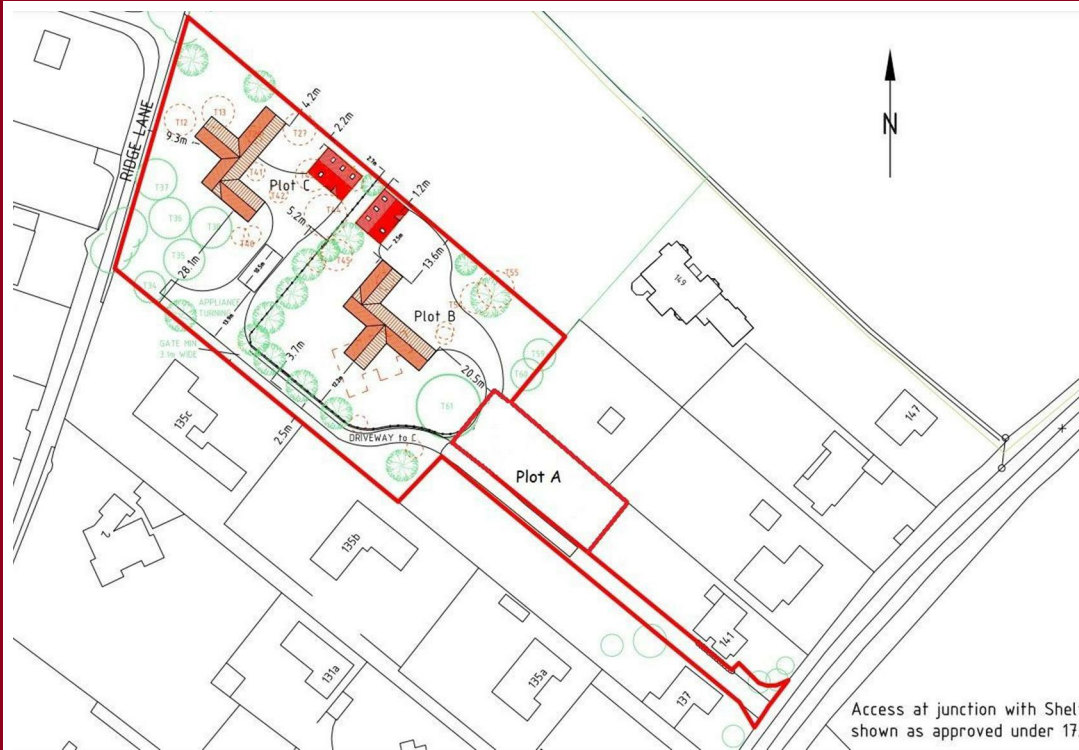
For the development as described in the application, subject to compliance with the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall not be commenced until details of the facing and roofing materials to be used on all external elevations have





Church Street
Bingham
NG13 8AL
UK

REFERENCE NO : 18/02023/VAR

APPLICANT :

DEVELOPMENT : Vary condition 7 of planning permission 17/00506/FUL to amend siting of dwelling and garage on plot B and garage to plot C and amended access arrangements

LOCATION : Trelaw 139 Shelford Road Radcliffe On Trent Nottinghamshire NG12 1AZ

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 30 August 2018, for the above development hereby in pursuance of their powers under the above-mentioned Act,

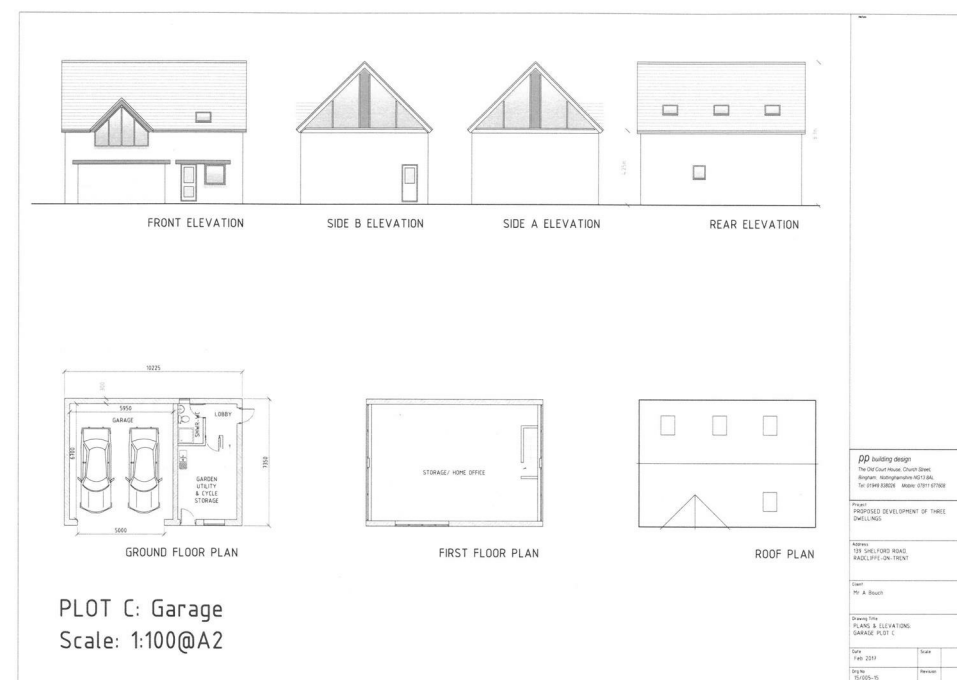
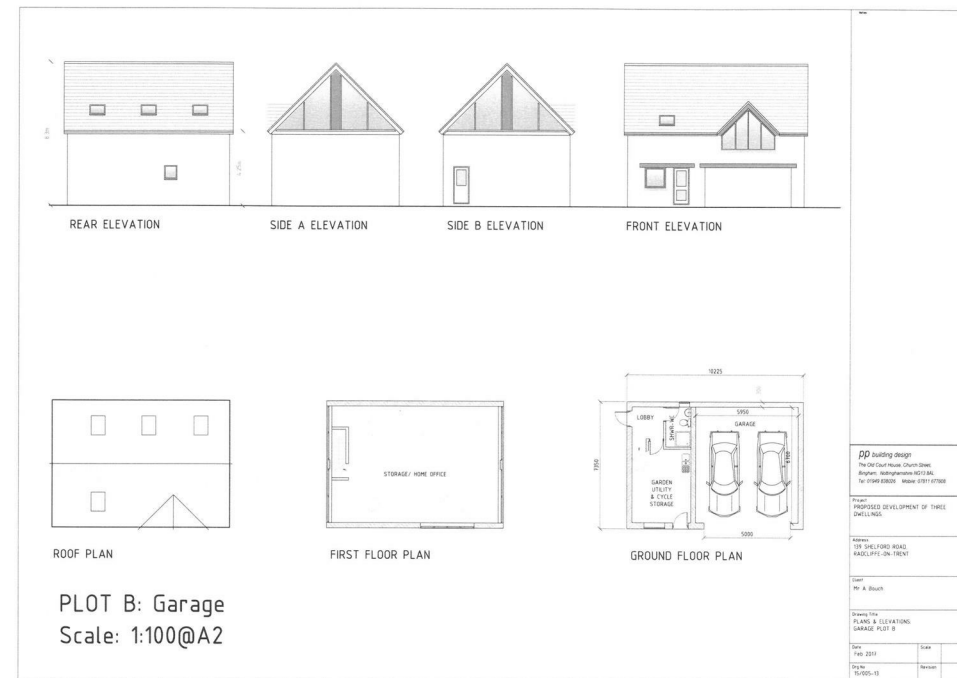
GRANT PERMISSION

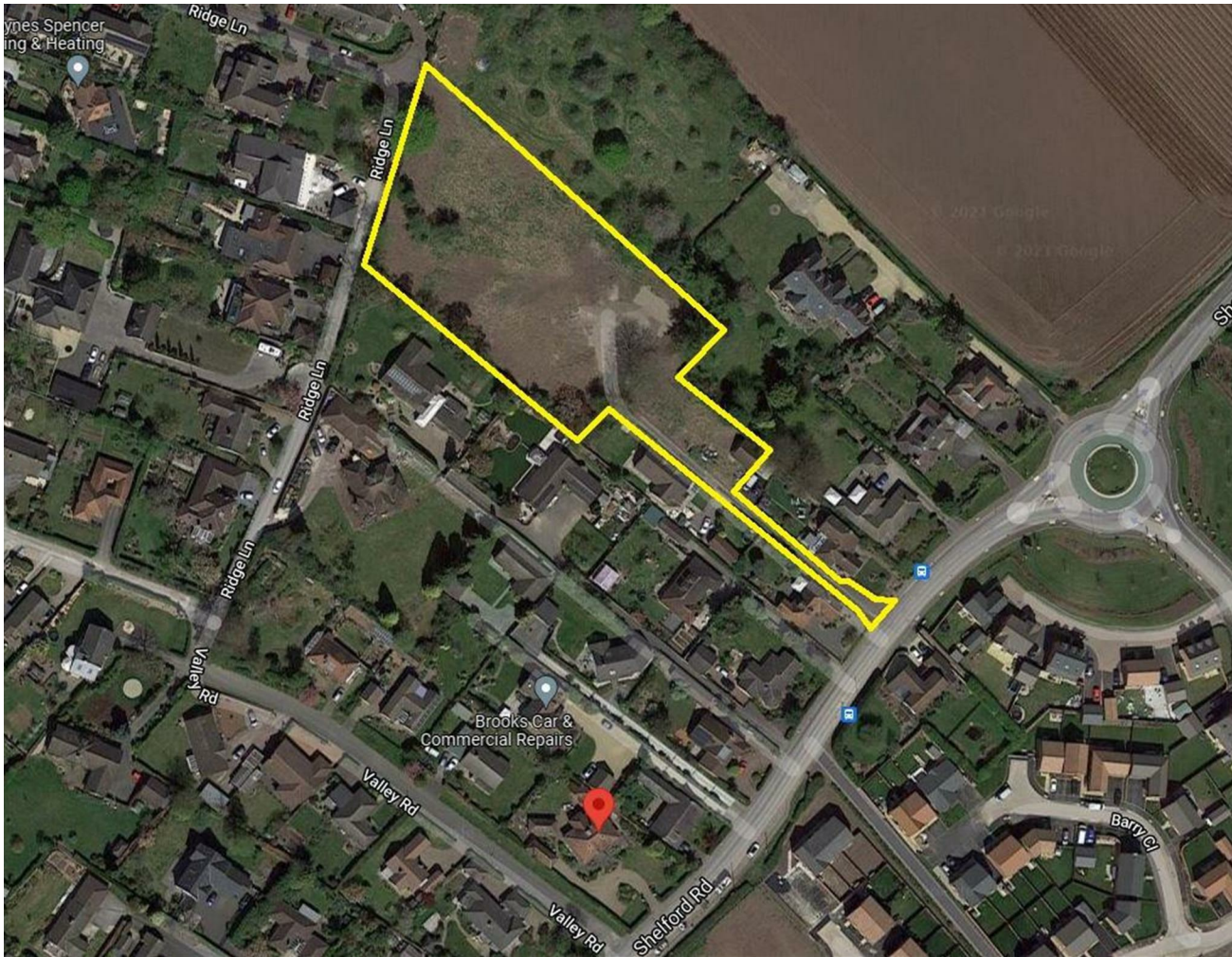
For the development as described in the application, subject to compliance with the following conditions:

1. The facing and roofing materials to be used on the development shall be as approved under ref 17/02543/DISCON.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

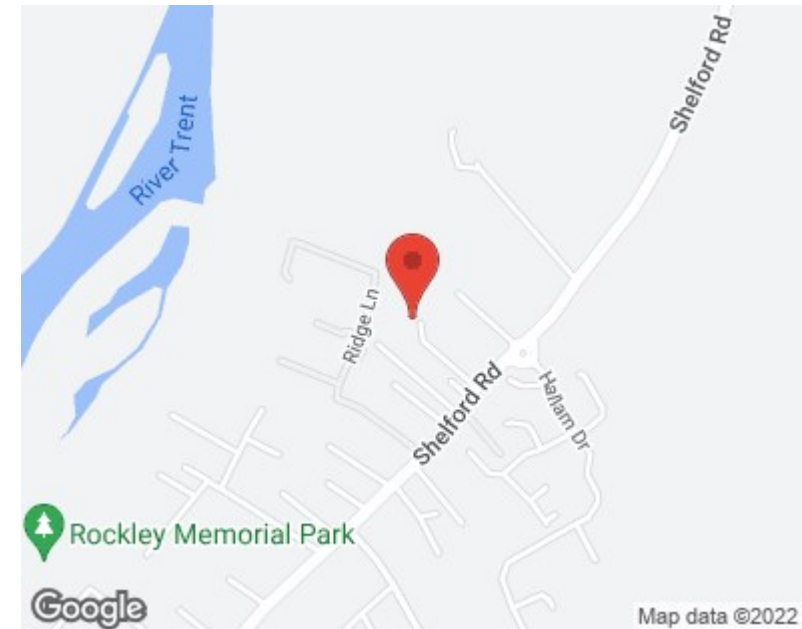






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 0115 9336666



RICS



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

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers