



Flawborough
Nottinghamshire

MOUNT & MINSTER

Flawborough

Nottinghamshire

- Planning Consent Granted
- Two Large 'Barn Style' Dwellings
- Four Smaller 'Terrace Style' Cottages
- 0.90 acre (0.37 ha)
- Excellent Travel Links

DESCRIPTION

A former farm yard with equestrian facilities extending to approximately 0.90 acre in the heart of a pretty village with planning permission for six new build dwellings consisting of two detached 'barn-style' residences and four smaller cottages.

LOCATION

The site is located in an easily accessible location on Main Street, located in the village of Flawborough, which is situated approximately 4 miles south-west of Long Bennington, 4 miles north-west of Bottesford, 10 miles north-west of Grantham, 8 miles south of Newark and 14 miles east of Nottingham. The surrounding area is open countryside.

Flawborough is a small rural settlement in close to the thriving local villages and towns offering an extensive range of amenities and highly rated primary, secondary and private schooling.

SITE

The site is predominantly level with a slight slope at the northern end as it starts to enjoy open rural views, extending to about 0.90 acre (0.37 ha) and is made up of a two storey traditional barn and a former equestrian centre. A portal framed building is in the process of being demolished.



An exciting freehold opportunity to acquire an attractive development site in a quiet, pretty village with stunning views and located in the increasingly popular Vale of Belvoir.





1. Churchside House
2. Flawborough Chapel
3. Hall Farm
4. Office
5. Gate House
6. Stables



PLANNING

Planning is granted via two separate consents: Ref: 19/02676/FUL & 20/00833/FUL). Rushcliffe Borough Council is the Local Authority. Please note that of the seven dwellings with consent, one of the three detached dwellings ('Barn 1') is no longer available. This property will not benefit from access over the site offered for sale.

The site is subject to a Community Infrastructure Levy totalling £40,654.60. Details are available within the Development Pack (see below).

SERVICES

All mains services are available in the vicinity of the site, although the vendors cannot give any guarantee as to the location and capacity of these and interested parties should therefore make their own enquiries in this regard.

DEVELOPMENT PACK

An information pack containing supporting documentation is available upon request.

METHOD OF SALE

The land is offered for sale by Private Treaty.

LEGAL COSTS

Each side will be responsible to pay their own legal costs.

VIEWING

Strictly by prior appointment only with the Agents.

ADDITIONAL INFORMATION

For additional information, please contact Mount & Minster:

T: 01476 515 329

E: ralph@mountandminster.co.uk

W: mountandminster.co.uk