



Yew Tree Farm, Main Street, Kirton, Nottinghamshire, NG22 9LP

HOWKINS &
HARRISON

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Features

- Potential Development Opportunity
- Approx 9,600sq.ft building footprint
- Gross Site Area 3.93 acres (1.59 hectares)
- Available as a Whole

Location

The site is located in the rural village of Kirton which is located between Ollerton and Tuxford, in north Nottinghamshire. The site is situated approximately 12 miles north east of Mansfield, and approximately 4 miles west of Tuxford.

The site benefits from close proximity to major road networks including the A1, A57 and A614 which provide transport links to the wider region.

The nearest train station is located at Newark on Trent with regular trains into central London within 1 hour 30 minutes.





Description

An exciting opportunity to purchase a potential development site extending to approximately 3.93 acres (1.59 hectares) positioned in a rural village location. The land benefits from direct access off Main Street which is the primary road running through Kirton village.

The property is bordered by a combination of existing residential development and agricultural land, and benefits from road frontage to its eastern boundary.

The site comprises of agricultural pasture land classified as Grade 3 as per the agricultural land classification for England, along with four agricultural buildings along with a hardcore yard area and tracks.

The buildings are summarised below:

- An open fronted steel portal framed building with breezeblock walls and a concrete floor extending to approximately 2,580sq.ft.
- A steel portal frame building with red brick walls and concrete floor extending to approximately 2,325sq.ft. Partly open sided.
- A steel portal frame building with timber cladding extending to approximately 2,800sq.ft. Partly open sided.
- A timber cart hovel with principally corrugated iron roof in a semi dilapidated condition. Area extending to approximately 1,930sq.ft.

The Boughton Dyke adjoins the land on its western boundary, whereby part of the land is located in a Flood Zone 2 and 3 areas.

The flood zone areas are shown on the sale plan.

Services

None so far as the seller is aware.

Prospective purchasers are advised to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services.

Planning

The site sits within Newark and Sherwood District Council Local Authority area. The buildings and part of the land are located within the Conservation Area for Kirton.

The site has not been promoted in the local plan previously for a development, albeit the land has a good relationship to the local settlement in terms of its position.

The selling agents believe that the land may hold development potential due to its location to the village. The land has not been allocated within the local plan or any emerging plan.

The existing buildings hold potential for conversion from their current agricultural use to provide several residential dwellings (subject to planning), or alternatively an opportunity to seek planning consent for a knock down and rebuild within the existing footprint. The wider site holds potential for a larger residential development scheme.

Purchasers must carry out their own research into the property's planning potential.

Overage Clause

The property is sold subject to an existing overage clause originally granted for a period of 21 years from 1st March 2012 capturing 50% of any uplift in value as a result of any development on the property for a non agricultural use.

Of note, the overage clause is not applicable to the whole property. The area impacted by the overage clause is shown hatched blue on the overage clause plan.

The overage will expire at the end of February 2033. Further information is available on request.

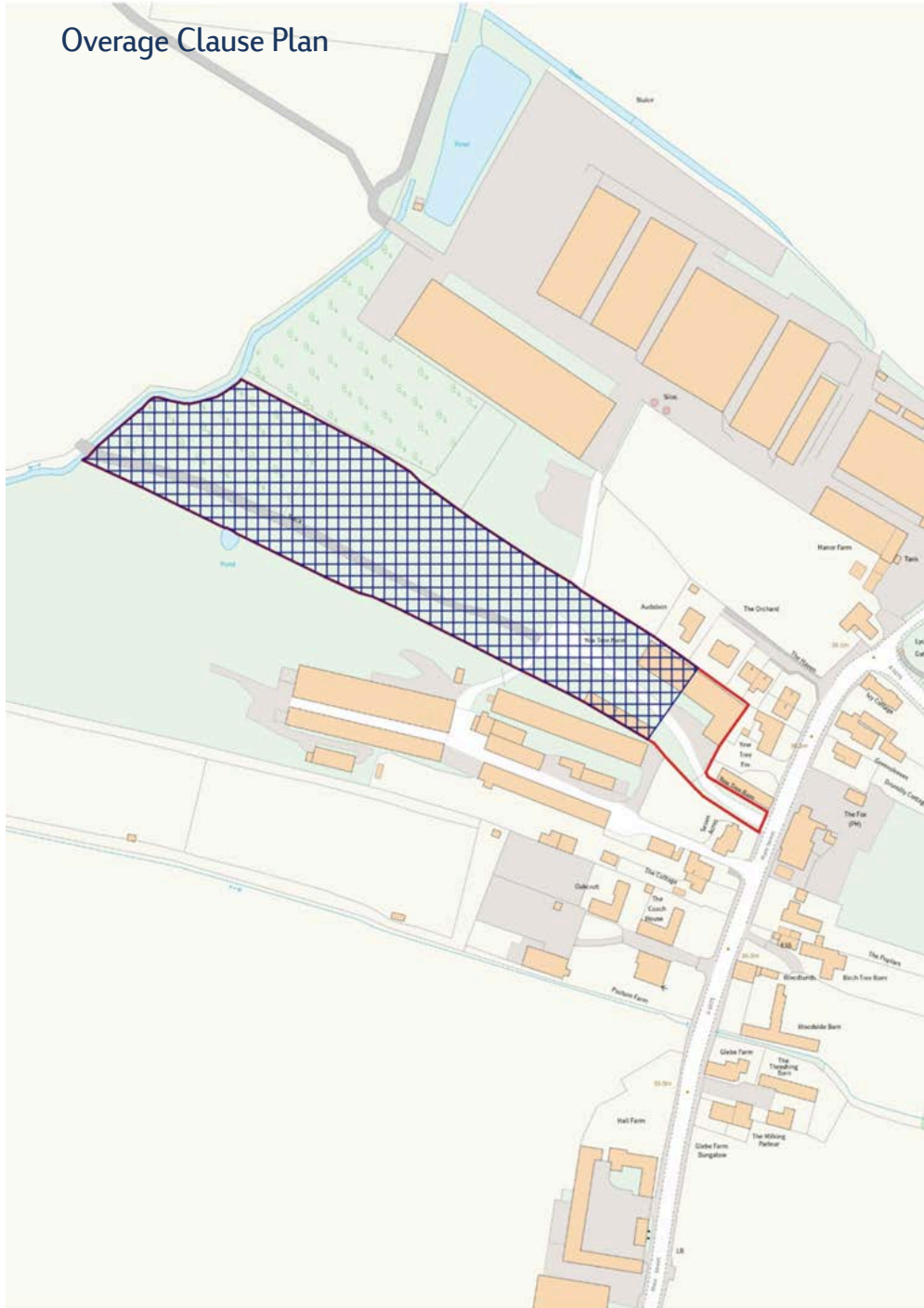
For the avoidance of doubt, the Seller does not intend to put a further overage clause on the site.

Tenure & Possession

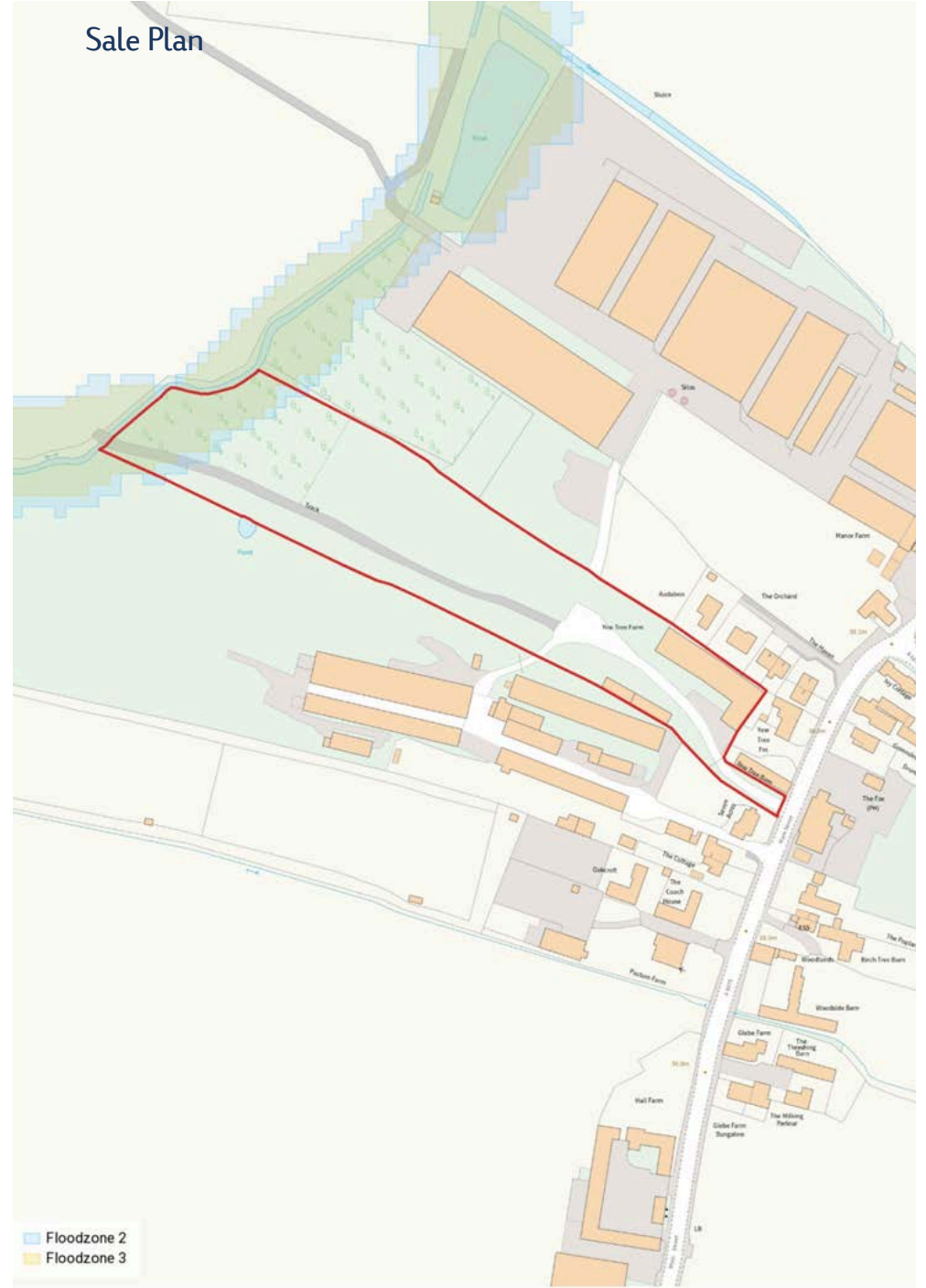
The property is freehold with vacant possession given upon completion.



Overage Clause Plan



Sale Plan



Wayleaves, Easements & Rights of Way

A STW gravity foul sewer crosses through the property, a plan showing the layout of the pipe can be obtained from the agents.

There is a second easement with STW in respect of a water main which runs parallel with the southern boundary. A copy of the deed of grant is available upon request.

The property is sold subject to and with the benefit of all rights, including rights of way whether public or private whether referred to or not.

We understand from the Seller that no third parties have any access rights through the property.

Restrictive Covenants

The agent has not been made aware of any restrictive covenants which affect the property.

Local Authority

Newark and Sherwood District Council / <https://www.newark-sherwooddc.gov.uk>
01636 650000

Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison, please call Anna Meynell on 01530 877977 (option 4) or by email anna.meynell@howkinsandharrison.co.uk.

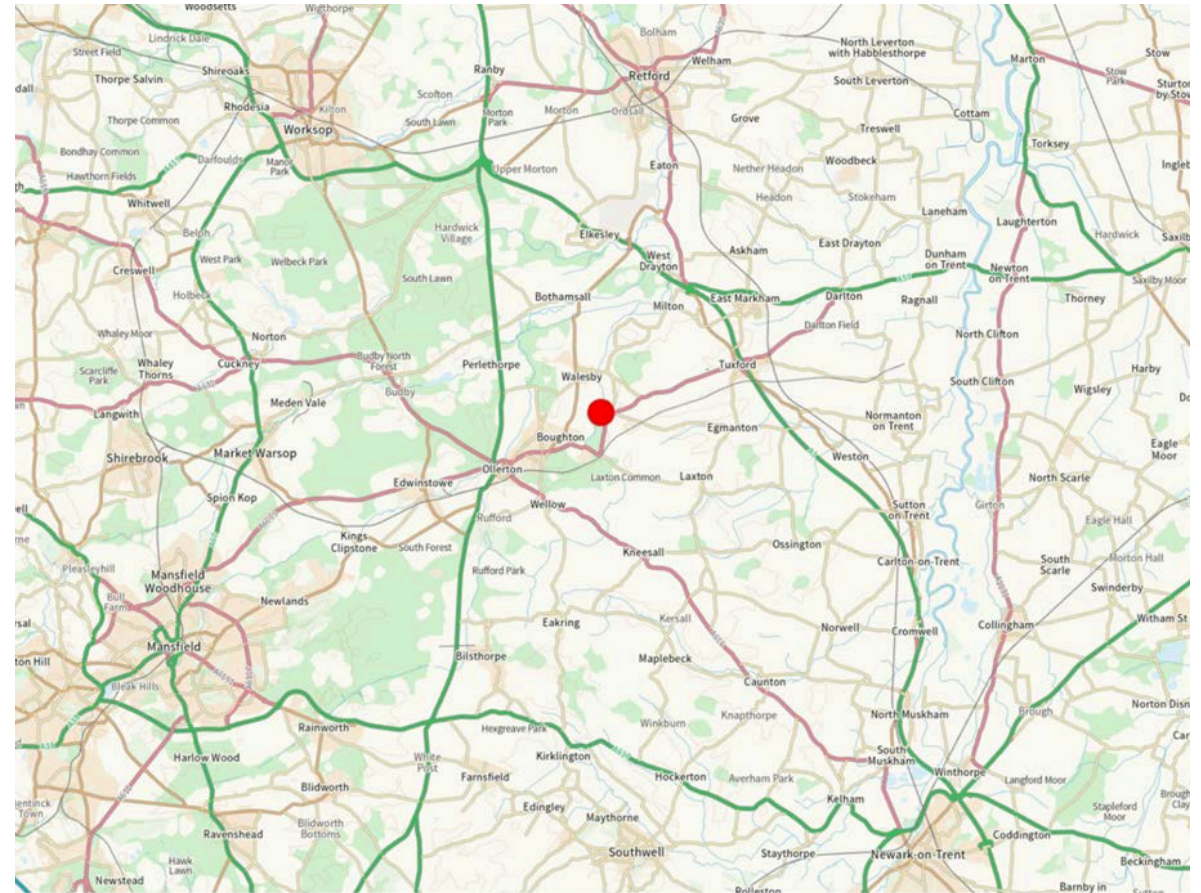
Anti Money laundering Information

Under the Money Laundering Directive (S1207/692) we are required under due diligence as set out under HMRC regulations to take full identification (e.g photo ID and recent utility bill) as proof of address. When you are ready to put an offer forward, please be aware of this and have the information available.

Please note a fee of £30 will be charged to each buyer for the Anti Money Laundering check via our online system Move Butler.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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