



RESIDENTIAL DEVELOPMENT SITE LAND OFF MEADOW DRIVE MISTERTON

A residential development opportunity, subject to Planning Permission*, for up to 17 dwellings on the edge of the highly regarded and well served village of Misterton.

Approximate Site Area – 1.20 Acres (0.49 Hectares) subject to measured site survey.

£700,000

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BROWN & CO

Property and Business Consultants

RESIDENTIAL DEVELOPMENT SITE, LAND OFF MEADOW DRIVE, MISTERTON, DONCASTER, SOUTH YORKSHIRE, DN10 4BT

LOCATION

The site is situated to the southern periphery of the village yet lying within comfortable reach of the array of central village amenities.

Misterton is a sizeable village within this area boasting a range of facilities presently including a primary school, mini market with post office, doctor's surgery, pharmacy, hot food takeaways, bus routes etc.

The village lies north of the A631 Bawtry to Gainsborough road lying on the A161 which continues northwards to the M180. The A1M lies to the west of Bawtry from which the wider motorway network is available. The location is such that commuting into Doncaster and surrounding area is feasible. The excellent transport links include direct rail service into London Kings Cross from Retford and Doncaster and Doncaster Sheffield international airport. The Chesterfield Canal and River Trent are on hand and a variety of lanes, footpaths and bridleways are available to explore the countryside.

DIRECTIONS

From the A631 at Beekingham take the A161 and pass through Walkeringham. Proceed into Misterton and follow the road through the village, prior to the Church turn left onto Meadow Drive and the site is accessed via a gateway at the end of this road.

DESCRIPTION

A reasonably level and regularly shaped parcel of land with residential development potential, subject to Planning*.

SITE AREA

Approximately 1.20 Acres (0.49 Hectares) subject to measured site survey.

PLANNING *

Formal Planning Permission has not been granted at this time but the site is allocated for residential development of up to 17 dwellings in the Misterton Neighbourhood Plan (site reference NP06) which was "made" in September 2019 and may be viewed on the Local Planning Authorities website. Amongst other matters the land is allocated for residential development of up to 17 new homes, it should provide for vehicular and pedestrian access from Meadow Drive, reflect the density of surrounding development and reflect the relationship of the site to the countryside to the southern and eastern boundaries.

LOCAL PLANNING AUTHORITY

Interested parties are requested to direct all enquiries relating to Planning directly to the local planning authority, Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, S80 2AH. Tel: 01909 533533. www.bassetlaw.gov.uk

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Bassetlaw District Council presently embrace CIL, in the event CIL is payable on the development of this site, it will be the responsibility of the buyer.

TERMS

The land is offered for sale at a guide price of £900,000. It is anticipated buyers will wish to make offers subject to Planning Permission but unconditional offers are invited as well.

TENURE AND POSSESSION

The land is freehold and vacant possession will be given on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not.

AGENTS NOTE: As a condition of sale, the Buyer will be obliged to provide vehicular access and bring services to the Sellers retained Garage to the south west of the site.

SERVICES

Whilst mains services are available within the vicinity of the site in Meadow Drive, purchasers are however expressly requested to make their own enquiries.

VIEWING

The site can be viewed from the public highway of Meadow Drive, to walk the site please contact the selling agent.

FURTHER INFORMATION

Please contact Jeremy M Baguley MRICS at the selling agent's offices on DD: 01777 712944.

These particulars were prepared in May 2021.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.