



LAND OFF BIGSBY ROAD RETFORD

Rare opportunity, a block of amenity land with equestrian potential and long term strategic opportunities (subject to all consents and approvals) in an edge of urban location, near existing and new residential development.

Approximate site area 6.26 acres (2.53 hectares), subject to measured site survey.

Offers in excess of £200,000

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BROWN & CO

Property and Business Consultants

LAND OFF BIGSBY ROAD, RETFORD, DN22 6SF

LOCATION

The land is situated off Bigsby Road, lying on the east side of The Drive, adjoining both existing and new residential development. The subject land has been used for Equestrian purposes in the past and other land in equine use is nearby.

Retford is an attractive market town with excellent transport links, including A1(M) to the west and direct rail service into London Kings Cross (approx. 1 hour 30 minutes). The town and surrounding area offer a full range of residential, leisure and educational facilities.

DIRECTIONS

what3Words/// flap.jolly.broom
Nearest postcode DN22 6SF

DESCRIPTION

A generally regular shaped and reasonably level block of amenity land, laid to grass.

SITE AREA

6.26 acres (2.53 hectares), subject to measured site survey

METHOD OF SALE

The land is offered for sale by Private treaty.

ACCESS

The land is approached via Bigsby Road.

PLANNING

No planning permission is in place, all planning enquiries should be directed to the Local Planning Authority, Bassetlaw District Council, (01909) 533533 www.bassetlaw.gov.uk.

PLANS

The plan within these particulars is for identification purposes, only and shall form no part of any contract or agreement for sale.

TENURE AND POSSESSION

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

VAT

We are advised the land is not elected for VAT.

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.

SERVICES

We are not aware of any main services connected to the site and it will be for prospective purchasers to satisfy themselves as to the availability of all services and any future possible connections.

VIEWINGS

Unaccompanied viewing of the land to be conducted during daylight hours on foot only and when in possession of these particulars.

HEALTH AND SAFETY

For your own personal safety, we ask you to take great care and be as vigilant as possible when undertaking an inspection of the land.



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: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.