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FROM AN  
INDEPENDENT LOCAL  
AGENT

AND PARTNERS

Chartered Surveyors • Valuers • Land & Estate Agents



Building Plot, Home Farm Lane, Kirklington  
£220,000



22 King Street, Southwell Telephone 01636 813971 southwell@amorrison.co.uk  
26 Kirkgate, Newark Telephone 01636 700888 newark@amorrison.co.uk



An individual building plot extending to 0.238 acres (0.096 ha) set back from the road, within the centre of Kirklington village. Full planning exists for a five bedroom detached house having a floor area of 4164 sq ft (387sq m) over two floors. Southwell Minster School catchment area with easy access to Nottingham, Mansfield and Newark.

An individual freehold building plot extending to 960 sq m (0.238 ac) or thereabouts, situated off Home Farm Lane, a private drive leading from Main Street, within the popular residential conservation village of Kirklington. The site has full planning, granted in 2014 for a five bedroom detached house having a floor area of 4,164 sq ft. (387sq m)

Kirklington is an attractive and popular village, located only 3 miles from Southwell town centre and within the catchment area of the ever popular Southwell Minster School. Nottingham is 15 miles, Mansfield 10 miles and Newark 8 miles.

#### **PLANNING**

Full planning permission has been granted by Newark and Sherwood District Council on 6th August 2014 for the erection of a two-storey dwelling. The application number is 14/01192/FUL and all plans and consents can be viewed online by visiting the Newark and Sherwood District Council planning page. The approved layout plan indicates a substantial dwelling having over 4,110 sq ft of living space. Alternative plans and designs to be approved by Newark and Sherwood District Council will be allowed by the vendor.

#### **COMMUNITY INFRASTRUCTURE LEVY**

An assessment for CIL (where charges apply) has been made for the sum of £26,870.11, payable to Newark and Sherwood District Council.

#### **SERVICES**

Mains water and electricity are available for connection within Home Farm Lane. Mains drainage is also available within Kirklington.

#### **CONDITIONS**

The purchaser shall be responsible for constructing a fence along the southern boundary of the plot.

#### **TENURE**

Freehold with vacant possession.

#### **LOCAL AUTHORITY**

Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire. Tel 01636 650000

#### **METHOD OF SALE**

The building plot is offered for sale by private treaty with an asking price of £220,000. It is anticipated the demand will be strong and you are urged to register your interest at the earliest opportunity.

All negotiations are to be conducted through the Southwell office of Alasdair Morrison and Partners.

#### **VIEWING**

By appointment with the agents office at Southwell on 01636 813971 or email us at [sales@amorrison.co.uk](mailto:sales@amorrison.co.uk)



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