RESIDENTIAL DEVELOPMENT LAND, FOLLY NOOK HOUSE, FOLLY NOOK LANE, RANSKILL

OFFERS IN EXCESS OF £800,000

A residential development opportunity in this well served and regarded village, benefiting from a resolution to grant Outline Planning Permission subject to Section 106 Legal Agreement.

Approximate site area 3.21 acres (1.30 hectares) subject to measured site survey.
RESIDENTIAL DEVELOPMENT LAND, FOLLY NOOK HOUSE, FOLLY NOOK LANE, RANSKILL, RETFORD NOTTINGHAMSHIRE DN22 8NQ

LOCATION
The site lies on the northern periphery of the village of Ranskill. Ranskill is a well-regarded village in this area, well served and presently boasting convenience store, public house, primary school, recreation ground. The village lies approximately 6 miles north of the market town of Retford and 4 miles south of Bawtry. As such, the site lies within comfortable commuting distance of Bawtry, Doncaster and South Yorkshire conurbation.

This area has excellent transport links with the A1M lying to the west from which the wider motorway network is available. King’s Cross is available from Retford (and Doncaster) approx. 1 hour 30 minutes. Air travel is facilitated by conveniently located Doncaster Sheffield international airport. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS
Leave Retford northbound on the A638 signposted Bawtry. After approx. 5.5 miles enter Ranskill, proceed over the traffic lights and take the second right into Folly Nook Lane. Follow the lane round and Folly Nook House will be on the left.

DESCRIPTION
Folly Nook House is a substantial 5 bedroom 1960s detached house set within attractive formal gardens, having a rear paddock and stabling. A purchaser could choose to retain and enjoy the house and grounds or pursue development as outlined below.

The local planning authority has made a resolution to grant planning permission for residential development on the site in its entirety. This would involve the demolition of the existing dwelling and formation of a new access. The resolution is subject to entering a S106 Legal Agreement.

PLANNING
The planning application number is 16/01323/OUT. This is an outline planning application for residential development, some matters reserved. Full details can be found on Bassetlaw District Council’s website using the following link: http://publicaccess.bassetlaw.gov.uk/online and quoting application number 16/01323/OUT.

S106 Legal Agreement
It is expected the buyer will negotiate the final terms of the Section 106 Legal Agreement.

Community Infrastructure Levy (CIL)
CIL will be payable on the development. However as the application is in outline form, the exact contributions are not known at this time.

All enquiries regarding planning should be directly addressed to the local planning authority, Bassetlaw District Council quoting 16/01323/OUT.

LOCAL PLANNING AUTHORITY
Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, S80 2AH. Telephone 01909 533533. Application number 16/01323/OUT.

SITE AREA
Approximately 3.21 acres (1.30 hectares) subject to measured site survey.

PLANS
The plan included within these particulars is strictly for identification purposes only and shall form no part of any contract or agreement for sale. Additional plans and illustrative layout are available for inspection on the aforementioned local authority website.

MAIN SERVICES
Folly Nook House is presently connected to mains water, electricity, drainage and gas. Interested parties are however expressly advised to make their own enquiries into the availability, suitability and cost of any connection to serve the development.

TENURE and POSSESSION
The property is understood to be freehold (to be verified by the buyer’s Solicitor). Vacant possession will be given on completion.

VALUE ADDED TAX
The property is not elected for Value Added Tax.

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.

VIEWING
Strictly by appointment only. Please contact the selling agent to make an appointment.

Further information is available from Jeremy Baguley at Brown & Co Retford, telephone 01777 709112.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

These particulars were prepared in July 2017.

IMPORTANT NOTICES
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