



**Building Land Hill Vue Gardens, Newark,
Nottinghamshire, NG24 1PH**

£350,000
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Residential Building Land
- 4 (Three Bedroom) Houses
- Established Residential Area
- Newark Town Centre Less than 1 Mile
- Full Planning Permission
- Community Infrastructure Levy Not Payable
- Schools & Local Amenities

The proposed dwellings comprise 4 detached two storey houses each providing an entrance hall, downstairs cloakroom, kitchen, living/dining room, three bedrooms, master en-suite and family bathroom. There is an integral garage. Each property has forecourt parking and relatively good sized gardens. Access is by an existing tarmacadam private road included in the freehold sale.

The site is situated in a well-established area with terraced houses, semi-detached houses and detached bungalows in the immediate vicinity.

TOWN & COUNTRY PLANNING

Full Planning permission is conditionally granted under Newark & Sherwood District Council reference 17/02249/FUL and dated 7th March 2018.

The development shall begin not later than 3 years from the date of the permission.

Copies of the documents and plans may be inspected at the offices of Richard Watkinson & Partners or Newark & Sherwood District Council website: <https://www.newark-sherwooddc.gov.uk/planning/>

Reserved matters are for the demolition of the garages is approved and the work completed.

PROPOSED ELEVATIONS

COMMUNITY INFRASTRUCRE LEVY

The proposed development has been assessed by Newark & Sherwood District Council and the council's view is that the CIL is not payable on the development as there is no net additional increase of floor space as a result of the development.

ACCESS

The tarmacadam access driveway forms part of the freehold subject to an existing right of way to No.20 Hill Vue Gardens.

SERVICES

Mains water, electricity, gas and drainage are understood to be available but purchasers should make their own enquiries regarding the technical matters. The vendors have expressed the opinion that there is a soak away drainage on site. Mains water and electricity are currently connected to the site. The vendors are of the opinion that a mains drain runs parallel just beyond the north east boundary of the site.

PLAN

A plan is attached to these particulars for identification purposes.

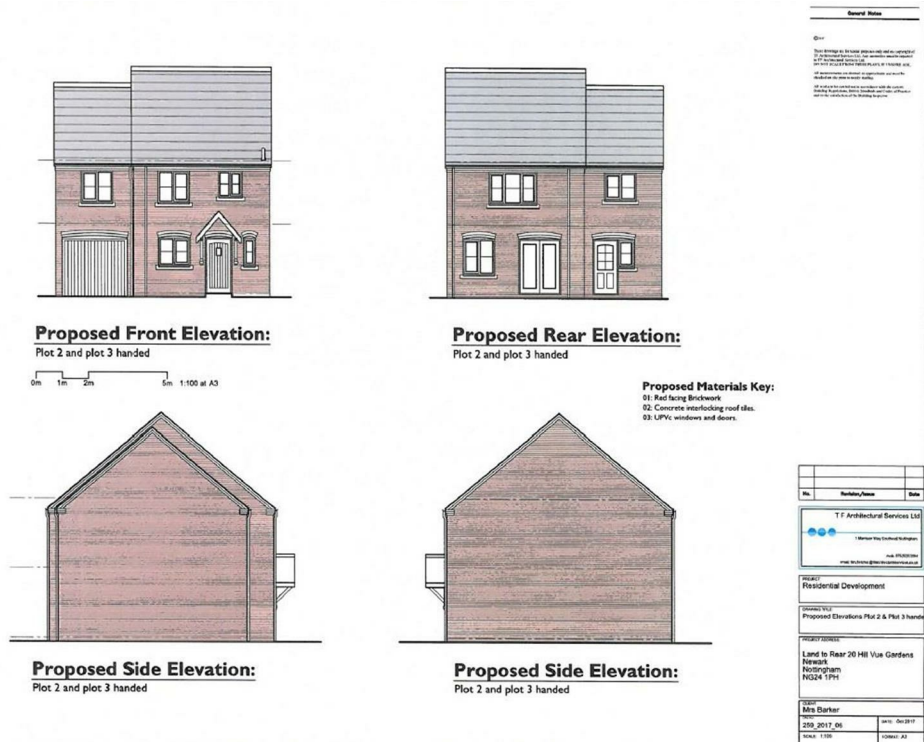
TENURE

The land is freehold.

VIEWING

Strictly by appointment with the selling agents.

PROMAP



No.	Revision/Issue	Date
1	Initial Issue	12/10/17

T F Architectural Services Ltd
 Market Key Technical Services
 Unit 5, The Mill Lane, Beeston, Nottingham NG24 1PQ

PROJECT
 Residential Development

PROJECT FILE
 Proposed Elevations Plot 2 & Plot 3 handed

PROJECT ADDRESS
 Land to Rear 20 Hill Vue Gardens
 Newark
 Nottingham
 NG24 1PQ

DATE:
 Mrs Baker
 25/ 2017 02
 DATE: 1/2017

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1	Initial Issue	12/10/17

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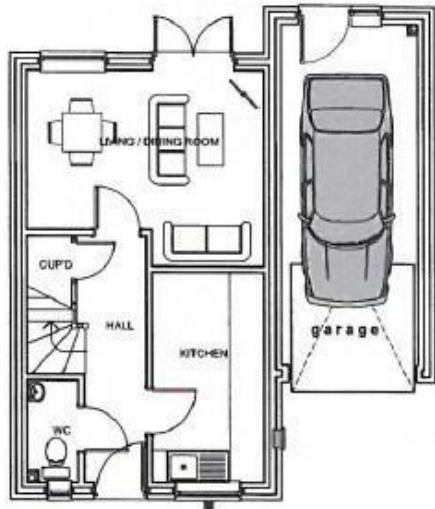
PROJECT
 Residential Development

PROJECT FILE
 Proposed Site Plan

PROJECT ADDRESS
 Land to Rear 20 Hill Vue Gardens
 Newark
 Nottingham
 NG24 1PQ

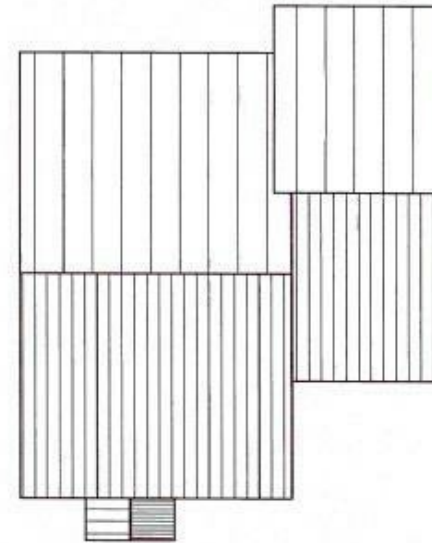
DATE:
 Mrs Baker
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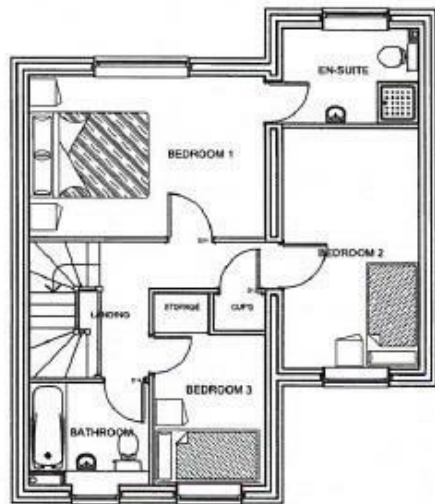


Proposed Ground Floor:

0m 1m 2m 5m 1:100 at A3



Proposed Roof Plan:



Proposed First Floor:

General Notes

- 1. This drawing is the leader responsibility and is copyright of TF Architectural Services Ltd. Any permission must be requested to TF Architectural Services Ltd.
- 2. THIS SCALE PLEASURE THESE PLANS AT 1:100 SCALE AND.
- 3. All measurements are shown in approximate and need to be checked on the ground in situ.
- 4. All work to be carried out in accordance with the current Building Regulations, British Standards and Codes of Practice, and in the satisfaction of the Building Services.

No.	Revision/Issue	Date

TF Architectural Services Ltd

1 Watkinson Way Southwell Nottingham

web: 01530 251144
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PROJECT:
Residential Development

DRAWING TITLE:
Proposed Plans Plot 2 & Plot 3 handed

PROJECT ADDRESS:
Land to Rear 20 Hill Vue Gardens
Newark
Nottingham
NG24 1PH

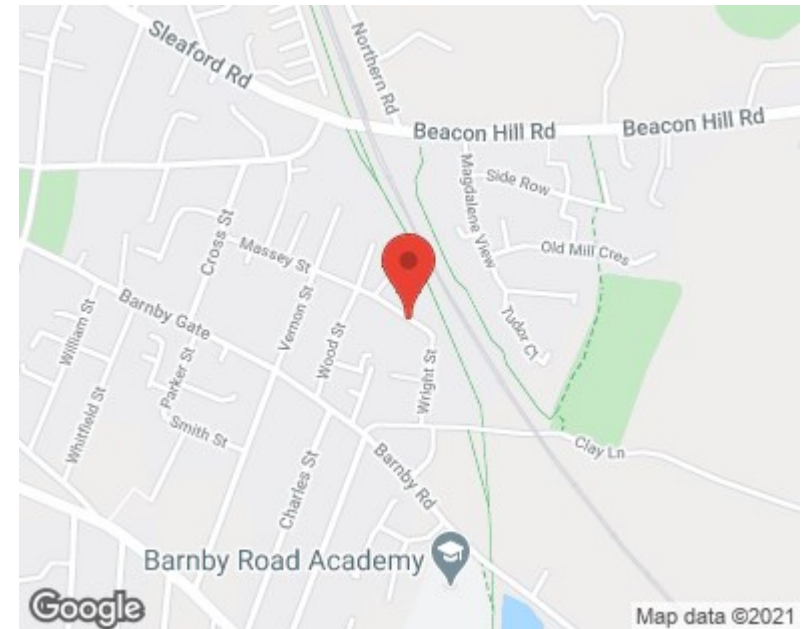
CLIENT:
Mrs Barker

NO:
209_2017_03

DATE:
Oct 2017

SCALE:
1:100

FORMAT:
A3



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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