

## Residential Development



### Plots at Birdcroft Lane, Walkeringham DN10 4JB

- Outline planning permission for two detached dwellings
- Good quality residential village
- About 0.38 acres
- 5.2 Miles from Gainsborough
- Excellent range of nearby amenities

Guide Price: £125,000 Per Plot

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### Description

A piece of land with outline planning permission for two detached dwellings with integral double garages. Plot 2 is approximately 730m<sup>2</sup> and plot 3 is approximately 790m<sup>2</sup>. The land is broadly level ground with hedging as boundaries and containing a number of orchard trees.

### Location

Walkeringham is located in North Nottinghamshire on the west side of the River Trent. The nearby market town of Gainsborough provides retail and leisure facilities including Marshalls Yard, The Old Hall and several supermarkets. It is within easy commuting distance of Retford, Lincoln and Doncaster with good transport links to mainline railway stations, motorways and Airport. Walkeringham has a good range of local amenities such as a local pub, thriving village hall, playing field, outreach post office and outstanding primary school.

### Services

We understand that electricity, gas, water and drainage are available for connection to the site. Interested parties should make their own enquiries with relevant service providers to confirm that supply is sufficient for their use.

### Planning

Interested parties should make their own enquiries with Bassetlaw District Council on 01909 533533 to confirm that their proposed use of the property will be acceptable.

Plans are available on Bassetlaw District Councils website.  
Application Number: 19/01548/OUT

Buyers are required to not have windows other than opaque glass for a bathroom on the first floor of the northern boundary of Plot 2. In addition the buildings should be in keeping with the heritage style of the village.

### Easements, Wayleaves & Rights Of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned.

There is telegraph pole located on the south west corner.

### Tenure & Possession

Freehold with vacant possession.

### Guide Price

£125,000 per plot. Offers are invited for consideration.

### VAT

Prices quoted in these particulars are net of VAT. We are informed by the vendor that they have not elected to charge VAT.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Buyer Identity Check

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

### Viewing

Strictly by appointment with the Agents.

For further information or to arrange a viewing please contact sole agents JHWalter:

### Agent

William Gaunt

T: 01522 504 322

E: [williamgaunt@jhwalter.co.uk](mailto:williamgaunt@jhwalter.co.uk)



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