



## INDIVIDUAL BUILDING PLOT AT GREENWAYS, off GREENSIDE, RAMPTON

A fine individual building plot benefiting from outline planning permission to erect a single dwelling with access approved. Nicely located in this popular village location.

Estimated Site Area Approximately 650 sqm (subject to measured site survey).

**Offers in the region of £110,000**

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**BROWN & CO**

Property and Business Consultants

# INDIVIDUAL BUILDING PLOT AT GREENWAYS, OFF GREENSIDE, RAMPTON, RETFORD, NOTTINGHAMSHIRE, DN22 0HY

## LOCATION

The plot nestles to the rear of Greenways enjoying frontage to Greenside close to the heart of the popular village of Rampton.

The village presently boasts a variety of amenities including Primary School, Public House, Garage with Convenience Store etc. There are a variety of footpaths, lanes and bridleways to enjoy surrounding countryside including pleasant walks to the River Trent.

Lying just off the A57 means a good road network is available with the A57 leading to the A1 at Markham Moor. Retford and Newark have direct rails service into London Kings Cross (approx. 1hr 30 mins from Retford, less from Newark). Air travel is convenient via Doncaster Sheffield and Nottingham East Midlands. Leisure amenities and educational facilities (both state and independent) are well catered for.

## DESCRIPTION

A reasonably level and regular shaped individual building plot benefiting from outline planning permission to erect a single dwelling with access approved.

## PLOT AREA AND DIMENSIONS (approximate only and subject to measured site survey)

Plot Area - 650 sqm (0.16 acres)  
Approximate frontage – 27m  
Approximate depth – 25m

## PLANNING

Conditional Outline Planning Permission was granted on 18 November 2020 with some matters reserved (approval being sought for access) to erect a single dwelling under application no. 20/00922/OUT. The original planning application and supporting documentation can be viewed on the local planning authority's planning portal <http://publicaccess.bassetlaw.gov.uk/online-applications/20/00922/OUT>.

## COMMUNITY INFRASTRUCTURE LEVY (CIL) – POTENTIAL RELIEF

CIL might be payable and is the responsibility of the buyer. The amount of CIL payable will be calculated on approval of reserved matters. Interested parties should be aware self-builders might have the ability to apply for CIL relief. All enquiries regarding CIL and planning in general should be directed to the local planning authority, Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, S80 2AH. Tel 01909 533533 or visiting the above planning portal.

## PLANS

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

## TENURE AND POSSESSION

The plot is Freehold and vacant possession will be given on completion.

## EASTMENTS, 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

Purchasers are expressly advised to make their own enquiries as to the availability of services and the cost of connection thereto.

## VIEWING

The site may be clearly seen from the public highway of Greenside.

## AGENTS NOTES

1. The buyer will be responsible for erecting a fence to the eastern boundary separating the plot from the sellers retained property, Greenways.
2. The buyer will be obliged to complete the new property ready for occupation within 2 years of legal completion.

## FURTHER INFORMATION

Contact Jeremy M Baguley MRICS at the selling agents offices on 01777 709112.

## HOURS OF BUSINESS

Monday to Friday – 9am to 5.30pm. Saturday 9am to 1pm

These particulars were prepared in January 2021.



## 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: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.