



RESIDENTIAL DEVELOPMENT SITE, MATTERSEY ROAD, SUTTON-CUM-LOUND, RETFORD, NOTTINGHAMSHIRE, DN22 8PW

LOCATION

The site is situated on the northern periphery of the village, enjoying frontage to Mattersey Road and lying adjacent to open farmland. Sutton-cum-Lound is a highly regarded village boasting a popular village primary school, public house and village hall.

Sutton-cum-Lound lies approximately 3 miles outside the attractive North Nottinghamshire town of Retford; Bawtry lies to the north with Doncaster, Sheffield and the South Yorkshire conurbation in general within comfortable commuting distance. The A1M lies to the west from which the wider motorway network is available. Kings Cross from Retford railway station is approximately 1hr, 30 minutes. Air travel is catered for by Doncaster Sheffield and Nottingham East Midlands international airports. Leisure amenities and educational facilities (both state and independent) are readily available.

DIRECTIONS

Leaving Retford market square via Bridgegate at the roundabout take the second exit onto the A638 leaving the town northwards signposted Bawtry. At the railway bridge turn right signposted Sutton and Mattersey and enter the village of Sutton-cum-Lound. Proceed through the village and the site is on the right hand side on the northern edge.

DESCRIPTION

A residential development site, reasonably regular in shape and having frontage to Mattersey Road, now benefitting from outline planning permission for the erection of 5 dwellings, some matters reserved (access approved).

SITE AREA

Approximately 1.11 acres (0.45 hectares) comprising 5 plots each approximately 20m x 45m. All subject to measured site survey.

PLANNING

Outline Planning Permission was granted on 19th October 2017 with some reserved matters (access approved) to erect 8 dwellings of which plots 1-5 are off Mattersey Road and are the subject of this marketing exercise. A copy of the Decision Notice is attached but a further copy (together with other planning documents) is available for inspection on Bassetlaw District Councils website using the following hyper link <http://publicaccess.bassetlaw.gov.uk/online> quoting application number 17/01137/OUT. The notes accompanying the planning permission state the Council are of the view Community Infrastructure Levy (CIL) is payable. The actual amount of CIL payable will be calculated when details of the scheme are known.

LOCAL PLANNING AUTHORITY

Bassetlaw District Council
Queens Building
Potter Street
Worksop
S80 2AH
Telephone: 01909 533533

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. Indicative drawings accompanying the planning application are available for inspection at the selling agent's offices.

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 or 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.

AGENTS NOTES

Interested parties are asked to note the three remaining plots being plots 6, 7 and 8 off Lound Low Road are also available for sale individually, further details of which may be obtained from the selling agents.

TENURE POSSESSION

The land is understood to be freehold but should be verified by the buyer's solicitor. Vacant possession will be given on completion.

VALUE ADDED TAX

The land is not elected for vat,

EASEMENT, WAYLEAVES, 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.

MAINS SERVICES

Interested parties are expressly advised to make their own enquiries into the availability, suitability and the cost of connection of mains services. The seller is prepared to grant an easement/rights for drainage crossing their adjacent retained land if necessary.

VIEWING

Interested parties should proceed directly to the site at all reasonable times, exercising care and contacting the selling agent's office for prior approval before walking on the site.

GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

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

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in November 2017.

Indicative Plan Only

