

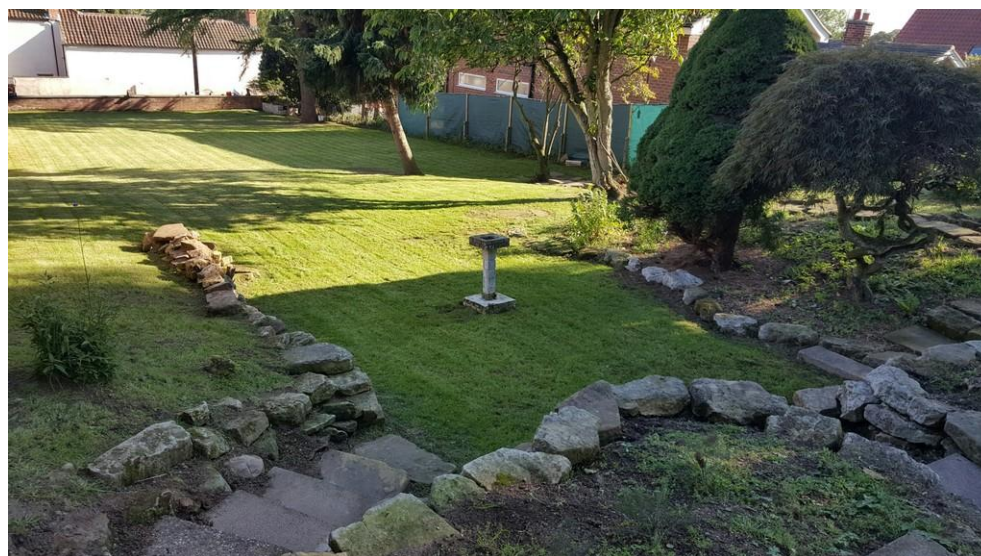
TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
**MORRISON**

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

Putting you and your property first



Building Plot adj to Roewood Lodge, Bleasby Road

£225,000

Thurgarton, Nottingham, , NG14 7FW



A delightful building plot situated in this extremely popular village. The plot occupies a total plot size of just over 7770 sq ft. Full planning consent was granted in December 2017 allowing for a detached contemporary home extending to over 1700 sq ft with accommodation available to be developed internally. Potential for further rear extension subject to planning permission.

The planning permission also includes a detached double garage to the front of the property. The plot has maintained the landscaped and established garden to the rear with a number of attractive trees within the site boundary.

The planning reference number is 17/00641/FUL.



#### **COMMUNITY INFRASTRUCTURE LEVY**

A CIL of £19,581.26 is payable to Newark & Sherwood District Council by the purchaser. Exemption application is possible for self builds.

#### **SERVICES**

All mains services are connected to the property.

Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

#### **TENURE**

Freehold with vacant possession.

#### **LOCAL AUTHORITY**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

#### **VIEWING INFORMATION**

By appointment with the agents office.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements