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Land Adjcent To Mulberry Tree Cottage, Crab Lane Guide Price £198,000

An individual building plot, enjoying a quiet and secluded location off Crab Lane on the edge of North Muskham, with rural views across open countryside. Full planning consent has been granted for a two storey cottage style house standing in grounds of 0.1944 acres (0.080 Hectares), application number 17/00281/FUL. The accommodation offers 3 bedrooms, 2 bathroom, large reception hall, living room, dining kitchen, utility room and cloakroom. Outside log store, parking area and landscaped gardens.

Mains services available in Crab Lane.

Planning

Full planning was granted by Newark and Sherwood District Council of for the demolition of existing outbuildings and the erection a new oak framed dwelling, adjacent to and within the grounds of Mulberry Tree Cottage on Crab Lane, North Muskham. The planning decision date was 15th May 2017 and the reference with the council is 17/00281/FUL. Copies of the plans, elevations and reports accompanying the application together with the decision notice can be downloaded direct from the website.

Community Infrastructure Levy (C.I.L)

A C.I.L. Payment has yet to be calculated and shall be payable by the purchaser. Please note that self builders may be exempt from the payment of the C.I.L.

Services

Mains water, electricity and drainage are available within Crab Lane. Mains gas is not available within North Muskham.

Conditions

The purchaser shall be responsible for constructing a wall /fence along the southern boundary between the plot and Mulberry Tree Cottage. No amendments are to be made to the current permitted planning permission without the prior approval from the vendors.

Tenure

The property is owned freehold and will be sold with full vacant possession.

Local Authority

Newark and Sherwood District Council, Kelham Hall, Newark, Nottinghamshire.

Viewing

By appointment with the Newark agents by telephoning 01636 700888.

Method Of Sale

The property is offered for sale by private treaty with a guide price of £198,000. Interested parties are encouraged to register their interest at the earliest opportunity.

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