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92 Main Street  
Calverton, Nottingham, , NG14 6FB

Offers in excess of £400,000

## DESCRIPTION

A residential development site in the centre of Calverton village, with outline planning consent for 5 dwellings.

The existing site extends to 0.615 acres (0.2 Hectares) and accommodates a detached house now scheduled for demolition as part of the planning.

Calverton is a thriving rural village on the fringe of the Nottingham City suburbs of Arnold and Mapperley. The city centre is only 9 miles distant and there are good road links to the A1, A46 and M1 in order to access other parts of the country.

## PLANNING

The outline planning permission was granted by Gedling Borough Council on 18th January 2018 for "residential development (maximum of 5 no. dwellings).." Full details of the consent and the conditions attached are available to view on the Council's website using reference: 2016/1267. Copies of the relevant documents are available as an e-pack by contacting the Newark office of Alasdair Morrison and Partners on 01636 700888 or [newark@amorrison.co.uk](mailto:newark@amorrison.co.uk)

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

Calverton is in Zone B and the CIL applicable for the site will be £48.52 per sqm of development, less the area of existing building on the site (estimated at 131 sqm).

## SERVICES

All mains services are connected to the site but interested parties are advised to undertake their own enquiry.

## VIEWING

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