



Plots 2, 3 & 4 Fortune Close, Main Street, Newark NG22 0AD Reduced To £299,995

A RARE OPPORTUNITY TO PURCHASE THREE BUILDING PLOTS ON THE EDGE OF THIS SOUGHT AFTER VILLAGE.

THE PLOTS HAVE AN APPROXIMATE AREA OF:

PLOT 2 735 sq.m

PLOT 3 310 sq.m

PLOT 4 295 sq.m

THE PLOTS HAVE DETAILED CONSENT FOR THE ERECTION OF ONE DETACHED HOUSE AND A PAIR OF SEMI-DETACHED HOUSES.

LOCATION

The building plots form part of a small development situated on the site of the former Fortune Farm which is on the East side of the A616 and on the South side of the Village of Kneesall with a population of approximately 220. The Village has a church, primary school and former Angel Inn which is now an Indian restaurant. Kneesall is situated to the South East of the large Village of Ollerton which has a wide range of shops including Tesco Supermarket and is approximately 10 miles north-west of the market Town of Newark where there are excellent facilities including several supermarkets, market, cinema and regular train services to Nottingham, Lincoln, London and Edinburgh.

The village has good road access via the A616 to the M1 to the West and to the A1 to the East.

DESCRIPTION

The site was originally developed with farm buildings which have been demolished and enjoys a southerly aspect and forms part of the proposed development of two detached houses and one pair of semi-detached houses. The properties are served off a private drive, known as Fortune Close. To the North are fields and open countryside.

PROPOSED ACCOMMODATION

PLOT 4 Fortune Close has detailed planning consent for construction of a detached house and will provide an Entrance Porch, Reception Hall with stairs and a Study area to the rear, Utility Room, cloakroom, through Lounge/Living area, separate Dining Room and a large Breakfast Kitchen/Family Room whilst at First Floor level there are 4 Bedrooms, the Master Bedroom having a shower room en-suite and a family Bathroom. Outside there is a double Garage with a good sized Garden, with Drive and turning head.

Copies of the Plans are available from the Agents office.

PLOTS 2 and 3 are a pair of identical semi-detached houses and will provide an Entrance Lobby Lounge, with stairs to First Floor, a Family/Dining Room, Cloakroom with WC and Kitchen. At First Floor level there are 3 Bedrooms, the Master Bedroom having a shower room en-suite and a family Bathroom. There is an attached Garage which is linked to the adjacent plot.

Copy of the plans are available from the Agents office.

PLANNING CONSENT

Planning Consent has been granted - Decision Notice 15/01454/FUL dated 13 October 2015 and a copy of this is available from the Agents.

SERVICES

Mains water, electricity and drainage and fibre optic cable are connected to each of the Plots.

PROPOSED PURCHASE PRICE

The proposed purchase price of £335,000 includes the provision of the sewage pumping station, water, electricity and drainage connections. There is a CIL contribution of £38,572.73, this has been paid and is included in the purchase price.

VIEWING

Viewing is by appointment with the Agent.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.
