



£160,000 Freehold

LAND AT WALESBY LANE | NEW OLLERTON | NEWARK | NG22 9RB

**BuckleyBrown**  
ESTATE AGENTS

## Land for Sale with Planning Permission!

A fantastic opportunity to acquire a development plot with full planning permission granted for the construction of a substantial four-bedroom detached family home, offering approximately 150m<sup>2</sup> (circa 1,615 sq ft) of internal accommodation.

Planning consent was granted on 26th March 2025 for a well-proportioned detached dwelling designed to provide modern family living. The proposed layout allows for generous living accommodation, with the added benefit of a large rear garden and off-road parking to the front of the property.

The site is conveniently located on Walesby Lane in Oleerton, providing a peaceful rural setting while still being within easy reach of local amenities and transport links. The plot benefits from mains drainage already connected, which may help simplify the build process for the incoming developer or self-builder.

Call up today to register your interest! 01623 633633





Gross Development Value  
Call the team to discuss further 01623  
633633

Planning Permission  
Application reference- 24/02179/FUL  
Newark and Sherwood Council.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## BuckleyBrown Estate Agents

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