

COPYRIGHT ©
 This drawing and any design thereon is the copyright of Richard Smallwood and VENTURE architectural and must not be reproduced without their written consent.

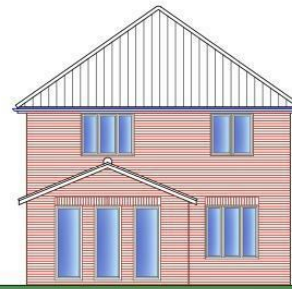


front elevation

slate grey coloured Marley
 Modern flat profile concrete
 interlocking roof tiles
 anthracite coloured UPVC
 fascias and soffits
 anthracite coloured UPVC
 double glazed windows
 Rural Hampton facing brickwork
 to all elevations



side elevation



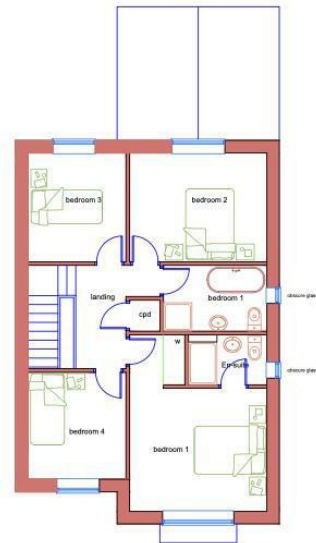
rear elevation



side elevation



ground floor plan



first floor plan



BLOCK PLAN SCALE 1/500



SITE LOCATION PLAN SCALE 1/1250

REV DATE REV NOTES DRN CHK

VENTURE architectural

Richard Smallwood M.C.I.A.T.
 Chartered Architectural Technologist
 The Elms, Manor View, Cauntton,
 Newark, Notts. NG23 6AW
 mbl 07786 324999
 e mail: r_smallwood@btinternet.com

CLIENT
 DKM PROPERTY MANAGEMENT LTD

PROJECT
 Proposed dwelling
 adjacent to 50 Walesby Lane
 Ollerton

TITLE
 scheme design
 Plans and elevations

£150,000 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 150m² (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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

LAND AT WALESBY LANE
NEW OLLERTON
NEWARK
NG22 9RB

BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



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.