

+ Development + Development + Development +  
**VILLAGE HOUSING DEVELOPMENT SITE  
FOR SALE**



**VICARAGE LANE, LONG BENNINGTON NEWARK NG23 5DN**

- Attractive village scheme with detailed consent for 4 detached houses in established popular residential area
- 0.2195 hectares (0.54 acres) site
- No affordable housing or developer contribution requirements
- Popular village with excellent local amenities
- For Sale – Guide Price £450,000



**01636 610906**



**[www.woodmoore.co.uk](http://www.woodmoore.co.uk)**

details

## DESCRIPTION & LOCATION

The land, extending to approximately 0.219 hectares (0.54 acres), comprises an approximately rectangular shaped plot with frontage to Vicarage Lane of 85.7 m (281 ft) and is located in an edge of village position with easy access for a range of local amenities in the popular village of Long Bennington which enjoys excellent road access to Newark, Grantham, Nottingham, Lincoln & further afield.

The site has existing detailed planning permission for 4 detached houses served by private drive in a mature residential area developed principally with other detached housing. There are no affordable housing or other developer contributions attached to the planning permission.

## THE SCHEME

The site existing detailed consent is for 4 individual detached houses as follows:

House Type	Description	House Size GIA (inc. garage)	Plot Size
Type 01	5 Bed Det.	194.79 m <sup>2</sup>	2,097 m <sup>2</sup>
Type 02	5 Bed Det.	218.34 m <sup>2</sup>	2,350 m <sup>2</sup>
Type 03	4 Bed Det.	215.23 m <sup>2</sup>	2,317 m <sup>2</sup>
Type 04	4 Bed Det.	204.55 m <sup>2</sup>	2,202 m <sup>2</sup>

## PLANNING

The site has full planning permission for 4 detached houses in accordance with Application Ref: 16/00504/OUTM granted 17.04.17 as varied by Section 73 Application Ref: S19/0297 granted 26.07.19. Full details of the application and permission including detailed floor plans & elevations can be viewed and downloaded via the following links:

<http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/application/s16%2F2561/documents>

<http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/application/s19%2F0297/details?search=vicarage&from=0>

Interested parties should make their own detailed enquires to the Local Planning Authority, Tel 01476 406080

## TENURE

Freehold.

## GUIDE PRICE

£450,000

## VAT

Value Added Tax is not payable in respect of this property.

## METHOD OF SALE

The land is offered for sale by private treaty with unconditional offers invited.

## AGENTS NOTE

Potential purchasers will be expected to be able to show proof on funding when submitting any offer.

## FURTHER INFORMATION

For further information please contact:

**Garry Wood MRICS**  
**Wood Moore & Co Ltd**  
**Navigation House**  
**48 Millgate**  
**Newark NG24 4TS**

Tel: 01636 610906

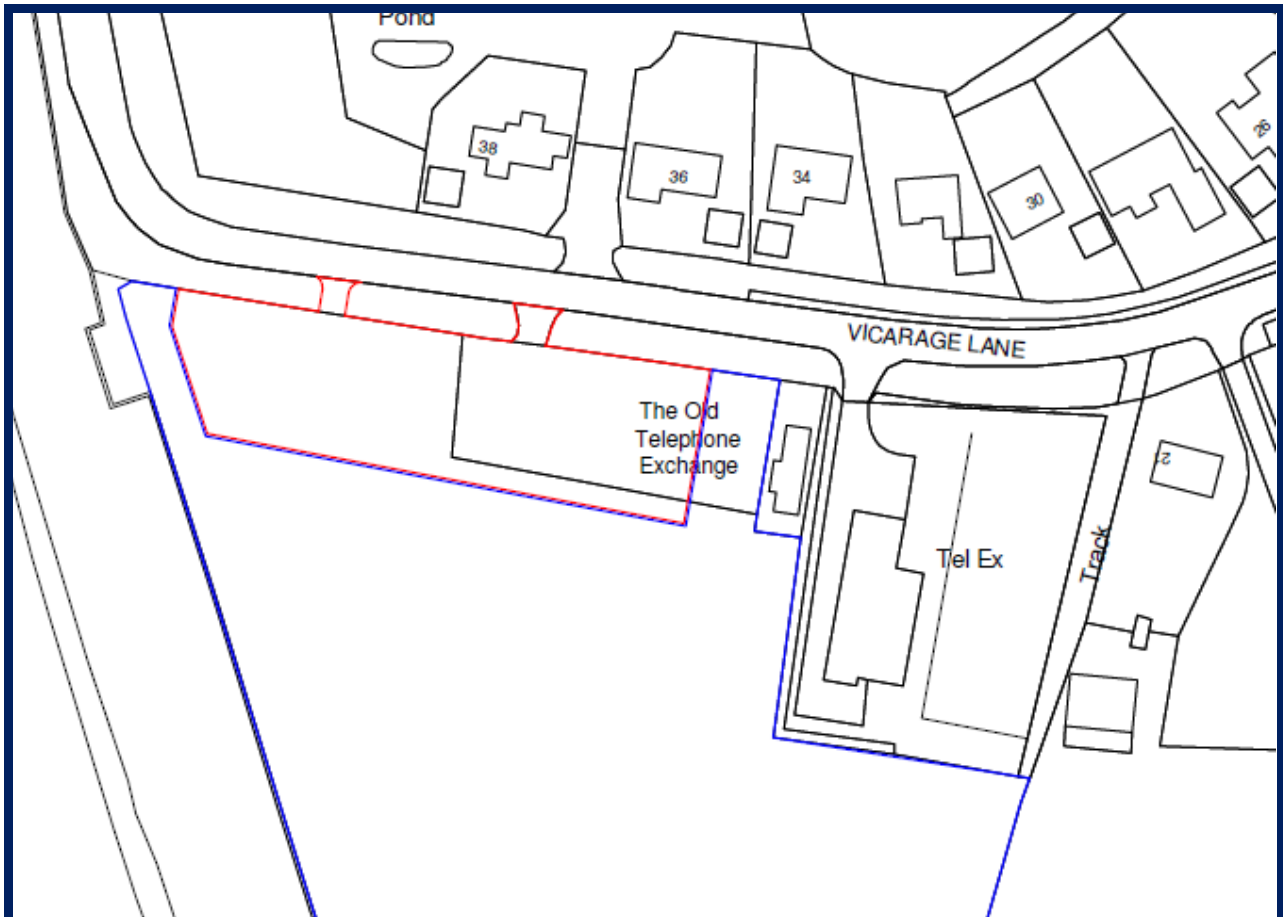
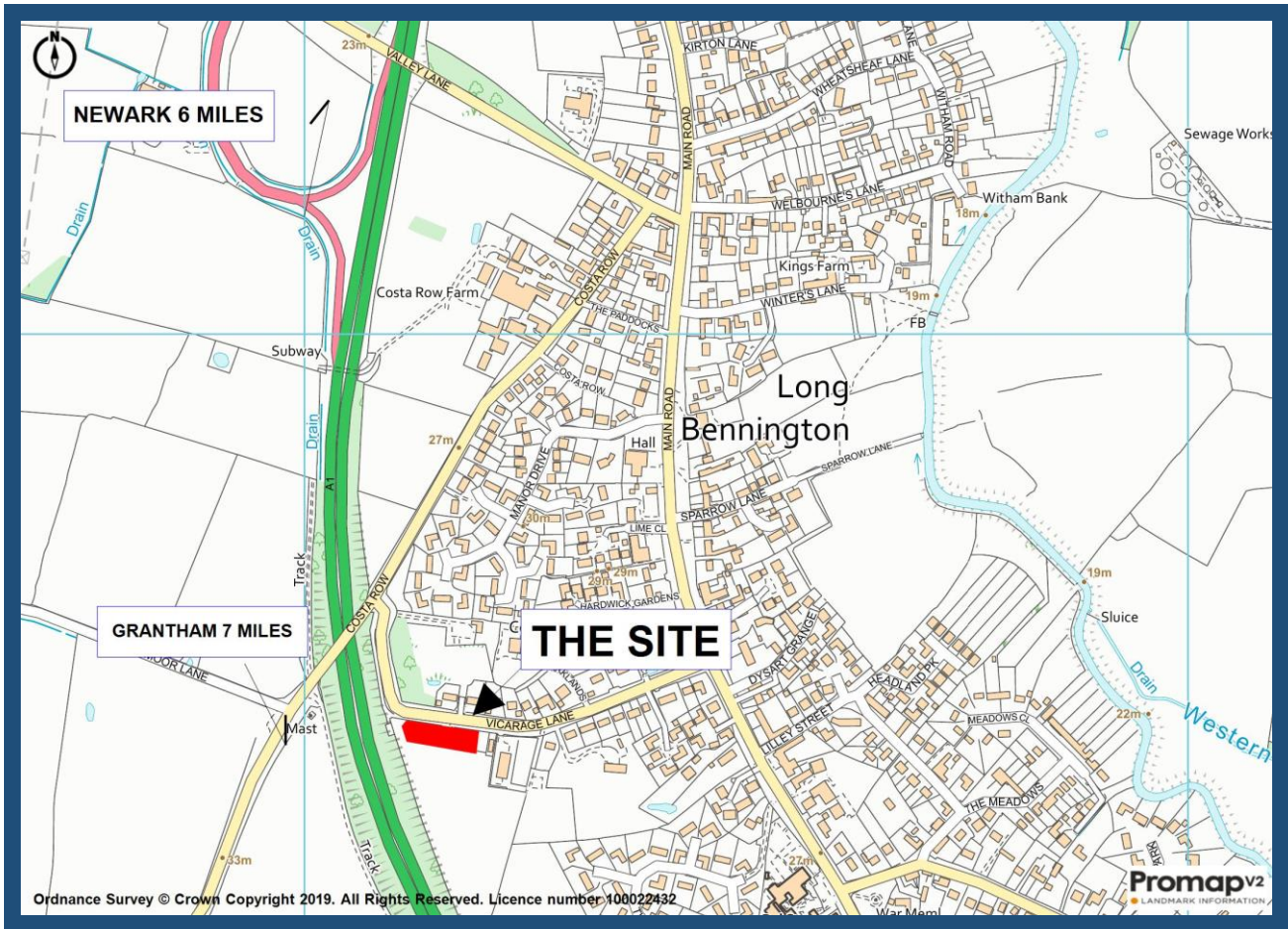
Email: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)



View of site from Vicarage Lane

REF: CS1650 (Revised 05.03.20)

# VICARAGE LANE, LONG BENNINGTON NEWARK NG23 5DN – LOCATION & SITE PLANS



For Identification Purposes Only