



**Building Plot, Manor Farm Low Street,
Elston, Newark, Nottinghamshire, NG23
5PA**

£275,000
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A building plot for the proposed erection of one new single storey three bedroom dwelling set in the delightful wooded grounds of Manor Farm and within the Elston village Conservation Area. The plot stands on elevated grounds, frontage to Low Street and is approached from The Spinney by a shared private drive.

The proposed dwelling has an internal floor area of 138 sq.m (1,485 sq.ft) approximately and the plot extends to 0.21 acres (845 sq.m) or thereabouts.

The dwelling is designed with an open plan kitchen and dining area, living room, master bedroom en-suite, guest bedroom en-suite, bedroom three, bathroom and utility room.

The village of Elston is situated just 5 miles from Newark and ideal for commuting to Nottingham and Leicester via the A46. The village has a good range of amenities including a community shop, regular bus services to Newark and Nottingham and a good primary school. The village pub has been recently refurbished and opened. This delightful village with a great community is not over developed. The village is steeped in history. All Saints' Church focal point of the villages dates back to the 13th Century, Elston Hall is the birth place of Erasmus Darwin, Elston Towers once a huge Victorian Folly is now a health spa centre situated just outside of the village. The windmill on the road to Sibthopre is a local landmark.

TOWN & COUNTRY PLANNING

Full Planning Permission is granted under Newark & Sherwood District Council reference 19/01112/FUL for the proposed erection of one new dwelling, part conversion and part demolition and rebuild of outbuildings to form a dwelling and alterations to existing outbuildings and farmhouse. The proposed conversions are to be retained by the vendors. The conditional Planning Permission is dated 5th December 2019 and development shall not begin later than 3 years from the date of this permission.

THE BARNs ARE NOT INCLUDED IN THE SALE AND ARE TO BE RETAINED BY THE VENDORS.

An application to vary condition No.15 of the Planning Permission (landscaping condition) has been granted.

Conditions 9, 12, 13 and 21 attached to the Planning Permission are discharged under planning reference 20/00702/DISCON dated 11th June 2020 an application to discharge condition 12 attached to the application 20/006 and an application to vary condition 15 of the Planning Permission 19/01112/FUL (landscaping condition) was submitted 24th May 2021 and is to be determined.

The proposed plans, elevations, site plan and the planning documents may be viewed on the Newark & Sherwood District Council planning website:- <https://www.newark-sherwooddc.gov.uk/planningapplications>



SERVICES

Mains water, electricity, gas and drainage are understood to be available but purchasers should make their own enquiries and investigate the technical matters.

CONDITIONS OF SALE

- 1) Access is by vehicular right of way.
- 2) Purchasers shall be responsible for fencing in accordance with the approved landscaped plans.
- 3) Purchasers shall be responsible for the CIL charge payment in the event that the self build exemption is not

available.

4) The vendors will provide a specified area for the parking of vehicles associated with the construction on retained land until 31st August 2022. There shall be no parking or access elsewhere on the site. There shall be equivalent reinstatement of the ground following completion of the construction. Purchasers must provide required health and safety Heras fence to the parking area during the course of construction.

5) The purchasers shall covenant to construct a single storey dwelling only.

6) Access to the plot is by right of way from The Spinney, an unmade, unadopted private road. Plant vehicles and equipment are restricted on the private access. Any damage during the course of construction to this driveway must be repaired to the equivalent standard immediately following the occurrence of damage.

COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy to include a net area of buildings forming the scheme as an entirety (448 sq.m) is estimated at £20,160. The CIL self build exemption may be applicable but must be applied for prior to commencement of works.

TENURE

The land is freehold.

VIEWING

STRICTLY BY APPOINTMENT ONLY WITH THE SELLING AGENTS.

POSSESSION

Vacant possession will be given on completion.





RevID	CHD	Change Name	Date

RevID	CHD	Change Name	Date

Company Title

Ecologic Homes Ltd.
 flat3, 6 South Road
 Nottingham
 NG7 1EB

**Proposed Alterations to
 Manor Farm, Elston**
 Manor Farm,
 Elston
 NG23 5PA

Drawing Name: **New House - Proposed Internal
 Layout/Floor Plans**

Drawing Status

Modified by
 A. M Siebert
 Date
 21/06/2019

Checked by
 Date

Drawing Scale at A3
1:100

Layout ID
ELH104_A.01.9
 Revision



Newbuild view existing

1:1



Newbuild view proposed

1:1

Revision History

RevID	CHD	Change Name

Company Title

Ecologic Homes Ltd.

Flat 3, 6 South Road
Nottingham
NG7 1EB

Proposed Alterations to

Manor Farm, Elston

Manor Farm,
Elston
NG23 5PA

Drawing Name: Existing & Proposed

Drawing Status

Modified by
A. M Siebert

Checked by

Drawing Scale at A3
1:1

Layout ID
ELH104_A.04.5



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers