North House Farm Development

Carlton-In-Lindrick, Worksop
Nottinghamshire
A residential development opportunity with full planning consent

Residential development site with planning consent • Three grade II listed barn conversions • Planning to renovate and divide the grade II listed existing farm house • Planning to erect three detached houses to the rear of the site • Parking and gardens allocated to each dwelling • Possible further development potential

Planning

Planning for new build plot 3. Planning ref – 16/00667/RSB
Consent has been granted to demolish the existing steel portal framed buildings and planning has been granted to erect a four bedroom detached house that will benefit from a large garden, a single garage and a car port.

Planning for new builds 1 & 2. Planning ref – 15/00850/FUL
Planning consent has been granted to a pair of, four bedroom detached dwellings that will each benefit from a garden, parking, garden store and a home office.

Proposed conversion of the grade II listed barns. Planning ref – 15/00850/FUL
Planning consent has been granted to create three, two bedroom dwellings. Barns 1 & 2 benefit from gardens, parking, garden stores and a home office. Barn 3 is allocated a garden, parking and a garden store.

Existing grade 11 listed farm house. Planning ref – 14/01469/COU
Planning consent has been granted for sub division to create a 2 bedroom house and a 3 bedroom house. Both are allocated parking and gardens.

The planning permission granted for the site includes the provision for an upgraded access from The Green, Carlton-In-Lindrick, the details of which have been prior agreed with the high ways authority.

The Site

The site is generally level with frontage onto The Green. To both sides are residential dwellings with the rear of the site bordering an open agricultural field beyond with a views of open countryside.

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**Community infrastructure levy**

The Farm House and plot 3 are believed to be CIL exempt. CIL is payable on the three proposed barn conversions and plots 1 & 2. Purchasers must make their own enquiries and satisfy themselves in that regard.

Copies of all consents, plans and relevant correspondence are available to view upon prior request made to the selling agents. All purchasers must satisfy themselves and make their own further enquiries with regards to this documentation.

**Tenure**

The development site is Freehold with vacant possession. Covenants will be imposed on the purchasers to construct a roadway to a specification to be agreed through the site to the retained agricultural land. The development site is sold subject to a covenant limiting the finished development to a maximum of 8 dwellings.

**Services**

It is understood that the village is served by mains water, drainage, electricity and gas. Interested parties are advised to ascertain for themselves the availability, location and suitability for connection of services.

We must stress that none of the services have been checked or tested.

**Local Authority**

The relevant local authority is Bassetlaw District Council on 01909 533533. The planning documents can be viewed online in the Bassetlaw planning portal: http://publicaccess.bassetlaw.gov.uk/online-applications/

**Terms**

The site is offered as a private treaty sale.

**Directions**

The development site can be easily found when traveling into Carlton-in-Lindrick along the A60 High Road. Turn right onto Greenway then immediately left onto The Green, North House Farm is on the left hand side.

**Viewings**

The site can be viewed from The Green. No access is to be taken onto the site without the agents consent. For further information or to obtain any documents relating to the planning or indeed any other matter, please contact Katie Martin on 01777 709943, email Katie.martin@fishergerman.co.uk or Ian Calverley on 01777 861927, email ian.calverley@fishergerman.co.uk.

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