



## RESIDENTIAL DEVELOPMENT SITE MAIN STREET, MATTERSEY

Exciting development opportunity at the edge of this popular village, site benefiting from outline planning permission for three new dwellings.

Approx. site area 0.71 Acres (0.29 Hectares) subject to measured survey.

**Offers in the region of £300,000**

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Property and Business Consultants

# RESIDENTIAL DEVELOPMENT SITE, MAIN STREET, MATTERSEY, DONCASTER, DN10 5DT

## LOCATION

The site is situated on the south western side of the village enjoying frontage to Main Street (B6045). Priory Garage lies to one side otherwise the site is bordered by edge of village farmland.

Mattersey is a popular village within this area having the River Idle flowing to the north and being convenient for surrounding centres of Retford, Bawtry and beyond. There are local amenities in nearby Everton and Ranskill and Mattersey has a primary school.

The area is served by an excellent transport network with the A1M lying to the west from which the wider motorway network is available, both Retford and Doncaster have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford). Air travel is convenient via nearby Doncaster Sheffield international airport.

## DIRECTIONS

Leaving Retford northbound on the A638, pass through the villages of Barnby Moor, Torworth and enter Ranskill. At the central traffic lights bear diagonally right onto Mattersey Road and leave the village. On approaching Mattersey the land will be found on the left hand side before Priory Garage.

## DESCRIPTION

An area of agricultural land now benefiting from outline planning permission for the erection of three new dwellings with access approved.

## SITE AREA

0.71 Acres (0.29 Hectares) subject to measured survey.

## PLANNING

Outline planning permission with some matters reserved (approval being sought for access) for residential development of three dwellings was granted on 29 June 2021 under application no. 21/00540/OUT. Bassetlaw District Council's decision notice, approved drawings and supporting planning documents may be viewed on the local planning authority's planning portal <http://publicaccess.bassetlaw.gov.uk/online-applications21/00540/OUT>

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

The notes accompanying the planning consent confirm that it is the councils view that CIL may be payable. CIL is payable by the buyer. The actual amount of CIL payable will be calculated after the subsequent application for approval of reserved matters.

## PLANS

The plans within these particulars are strictly for identification purposes only and will form no part of any contract or agreement for sale. Plans accompanying the planning application are available on Bassetlaw District Council's website as above.

## TENURE AND POSSESSION

The site is understood to be freehold and vacant possession will be given on completion.

## EASEMENTS, WAYLEAVES, RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not. An area of the site to the southwestern boundary is subject to an easement with Isle of Axholme and North Nottinghamshire Water Level Management Board; their consent is required to any development within the easement area.

## SERVICES

Interested parties are expressly requested to make their own enquiries as to the location, nature, specification, capacity and cost of connection.

## VIEWING

Please proceed directly to the site and reasonable times of day.

## FURTHER INFORMATION

Please contact Jeremy Baguley MRICS 01777 712944. Email [jeremy.baguley@brown-co.com](mailto:jeremy.baguley@brown-co.com)

## IMPORTANT NOTICES

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