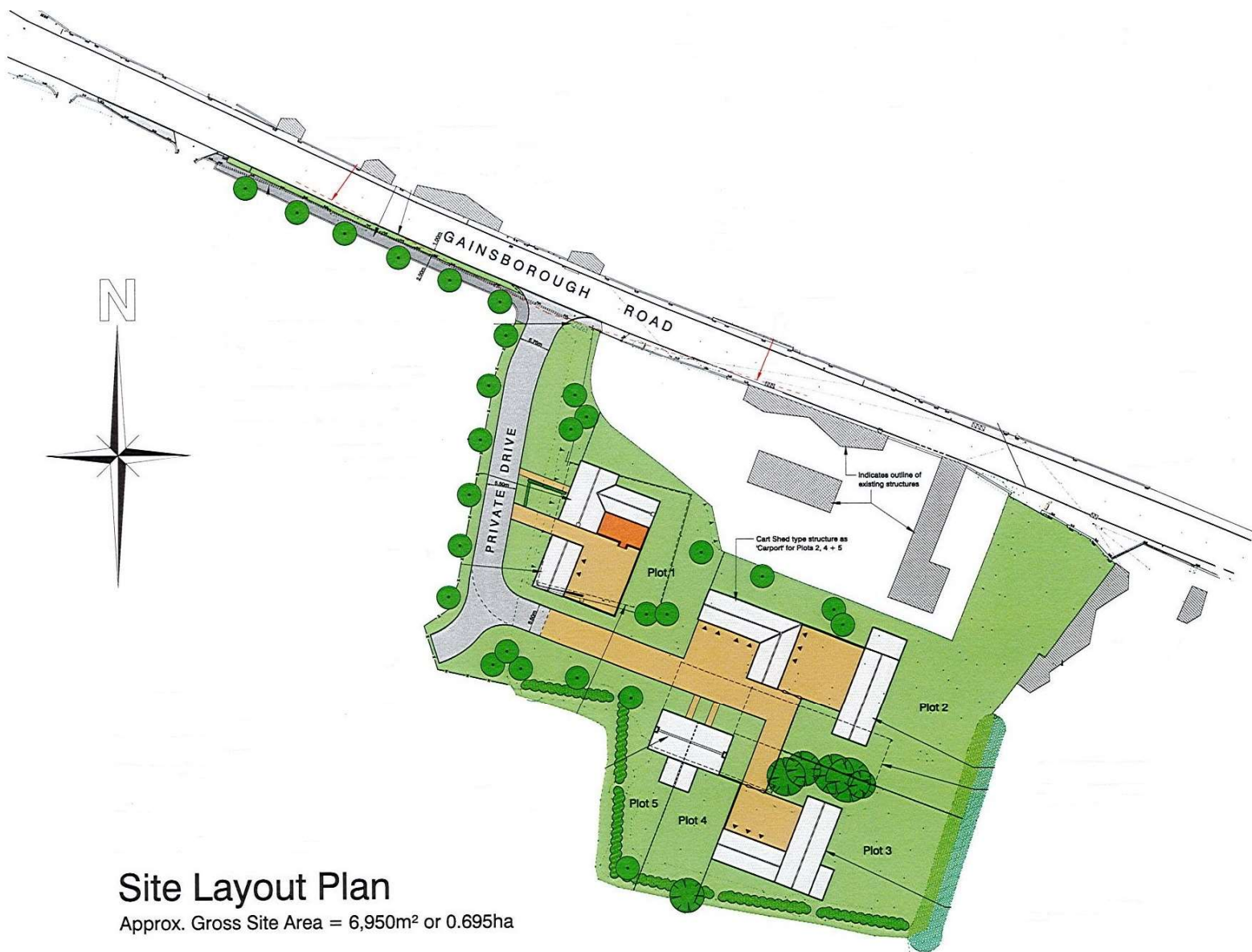




RESIDENTIAL DEVELOPMENT SITE HALL FARM, GAINSBOROUGH RD EVERTON

Exciting development opportunity on the edge of this highly regarded village, site benefiting from full planning permission for the erection of five dwellings.

Approx. site area – 1.72 Acres (0.69 Hectares) subject to measured survey.

Offers Around £450,000

Brown & Co
 Retford
 01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

RESIDENTIAL DEVELOPMENT SITE, HALL FARM, GAINSBOROUGH ROAD, EVERTON, DONCASTER, DN10 5BW

LOCATION

The site is situated on the eastern side of Everton, set back from Gainsborough Road behind already attractively converted grouping of barns and commanding views over edge of village farmland. The site falls within the Everton Conservation Area.

Everton is highly regarded and presently boasts a range of local amenities including primary school, public houses, village hall, cricket ground, recreation ground etc.

It is particularly well placed for the areas transport network with the A631 connecting Bawtry to Gainsborough with commuting into Doncaster and the South Yorkshire conurbation in general feasible. The A1M lies 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 Bawtry eastbound on the A631, pass through Everton crossroads with the Sun Inn on the right hand side. Proceed along and Hall Farm will be found shortly thereafter on the right hand side. Sat Nav DN10 5BW.

DESCRIPTION

Residential Development Site with full planning permission for the erection of five dwellings. Schedule of approved dwellings:-

Plot	Type	Beds	GIA m ²	GIA ft ²
Plot 1	Detached	5	254.0	2734
Plot 2	Detached	4	226.5	2438
Plot 3	Detached	4	218.7	2355
Plot 4	Semi detached	3	105.5	1136
Plot 5	Semi detached	3	105.5	1136

SITE AREA

Approx. 1.72 Acres (0.69 Hectares) subject to measured survey.

PLANNING

Full planning permission was granted on 16 November 2021 for demolition of agricultural barns and erection of five dwellings under application no 20/01711/FUL. 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->

applications20/01711/FUL.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Allowing for increase in Net floor space, the local planning authority have issued a CIL liability notice with a charge of £2,713.73, subject to indexation. CIL is payable by the buyer. A copy of the liability notice is available from the selling agent.

PLANS

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 AND 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. Appropriate rights will be granted to facilitate development, see agents note below.

SERVICES

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

AGENTS NOTES

1. The seller will retain ownership of the access land over which the buyer will be granted appropriate rights for construction of the accessway, servicing etc. in order to facilitate development and onward sales.
2. The buyer will be responsible for the construction of all boundary details including boundary treatments to the visibility splays along the A631.

VIEWING

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

FURTHER INFORMATION

Please contact Jeremy Baguley MRICS on 07768 465721, email jeremy.baguley@brown-co.com.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.