



RESIDENTIAL DEVELOPMENT OPPORTUNITY, TOP FARM, LANEHAM

Exciting development opportunity, crew yard arrangement of barns for conversion to two inspirational dwellings with significant and subordinate rebuilding in a fine edge of village location. Planning permission for two barn conversions with detached garages and primary conditions discharged.

Approximate site area – 0.40 acres, 0.16 hectares (subject to measured site survey)

£325,000

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BROWN & CO

Property and Business Consultants

RESIDENTIAL DEVELOPMENT OPPORTUNITY, TOP FARM, LANEHAM, RETFORD, NOTTINGHAMSHIRE, DN22 0NE

LOCATION

The range of barns lies immediately adjacent to Top Farm house enjoying frontage to Rampton Road on the very edge of the highly regarded village of Laneham, a quiet village leading to Church Laneham and the river trent. Laneham boasts a well known local hostelry adjacent to its own brewery, village hall, proximity to the river trent and a wealth of countryside walks and lanes. Further facilities are available in other nearby larger villages. Lying just off the A57, the village is particularly well located for accessing surrounding centres of Retford, Newark and Lincoln.

The area in general is served by excellent transport links. The A1 is accessible at nearby Markham Moor from which the wider motorway network is available. Both Retford and Newark have direct rail services into London Kings Cross (from Retford approximately 1hr 30 mins). Air travel is feasible via Nottingham East Midlands international airport. Leisure amenities and educational facilities (both state and independent) are well catered for. Tuxford Academy is nearby.

DIRECTIONS

From the A1 at Markham Moor, take the A57 signposted Lincoln, pass East Markham and proceed through Darlton. At the Ragnall crossroads turn left towards Laneham, taking the third right into Laneham village entering on Main Street and first left onto Rampton Road. The barns will be found on leaving the village before the S-bends.

PROPOSED DWELLINGS

The approved drawings and sellers architect provides the following:-

Western Barn

Ground Floor

Open Plan Living Dining Kitchen

Utility Room

Cloakroom with WC

Two Bedrooms

Bathroom

First Floor

Flyover Galleried Landing

Two further Bedrooms, both with En Suite Shower Rooms

Outside – Detached Garage and Home working/Amenity block.

Separate access from Rampton Road.

Eastern Barn

Ground Floor

Open Plan Living Dining Kitchen

Snug

Utility Room

Bedroom with En Suite Shower Room

Two further Bedrooms

House Bathroom

First Floor

Two Bedrooms, both with En Suite Shower Rooms
Outside - Detached Garage and Home working/Amenity block. Access from Rampton Road, shared with Top Farm house.

Estimated floor area – 210m² each barn

PLANNING

Full Planning Permission was granted by Bassetlaw District Council on 9th February 2022 under application no. 21/01641/FUL for conversion of semi-derelict barns to two dwellings with detached garages. The planning permission permits substantial reconstruction.

On 8th December 2022 Bassetlaw District Council confirmed discharge of conditions 3, 4, 6, 7, 11, 12 and 13 under reference 22/01264/COND.

Bassetlaw District Council's decision notice, approved drawings, supporting reports, planning documents etc. may be viewed online at publicaccess.bassetlaw.gov.uk/quoting the aforementioned application numbers.

All enquiries relating to planning should be addressed to the council.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Bassetlaw District Council are of the view that CIL may be payable. CIL will be payable by the buyer. Self-builders may be able to apply for exemption, details of which may also be found on the Local Planning Authority's website.

PLANS

Any plans included within these particulars and associated marketing documents are strictly for identification purposes only and will form no part of any contract or agreement for sale. The approved drawings accompanying the planning application are available on Bassetlaw District Council's planning portal as detailed above.

TENURE AND POSSESSION

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

SERVICES

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

AGENTS NOTE

The buyer will be responsible for the erection of fencing to the vendors retained land to the vendors specification and in accordance with the planning permission.

The buyer will be granted all appropriate rights over the shared access drive with Top Farm to facilitate development and onward sale.

VIEWING

Please contact the selling agents on 01777 709112.

FURTHER INFORMATION

Please contact Jeremy M Baguley MRICS 07768 465721 or jeremy.baguley@brown-co.com

IMPORTANT NOTICES

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