



FOR SALE – LAND AT STANTON ON THE WOLDS

Approximately **1 acre (0.4 hectares)** of land with development potential (subject to obtaining the necessary planning consents) for sale by private treaty.

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SITUATION

The land is situated on the eastern edge of the village of Stanton on the Wolds in south Nottinghamshire. The land sits immediately adjacent to both residential properties and commercial units. The nearest postcode to the land is NG12 5BL and the land benefits from direct access from Browns Lane.

DESCRIPTION

The plot extends to 1 acre (0.4 hectares) or thereabouts of garden land with development potential (subject to obtaining the necessary planning consents), as shown edged red on the attached plan. The land is currently a grass paddock and features several mature trees and an attractive outlook.

SERVICES

As far as we are aware, the land does not benefit from any services.

TENURE

The land is subject to a short term garden licence agreement however vacant possession will be available upon completion.

DESIGNATIONS

The land is not subject to any Environmental Stewardship schemes at present.

BOUNDARIES

The land benefits from a combination of hedge and fence boundaries.

EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all existing wayleaves, rights of way, easements and rights of drainage whether specifically referred to in these particulars or not.

MINERALS, TIMBER & SPORTING RIGHTS

Timber and sporting rights are included in the sale insofar as they are owned by the Vendor.

OVERAGE AGREEMENT

The vendor intends to sell the land subject to an overage agreement. The proposed overage agreement will entitle the vendor to 50% of any uplift in value for a period of 50 years from any development of the land, excluding development for agricultural or equestrian use. Please contact the selling agent for more information.

GUIDE PRICE

Price on Application – please contact the Selling Agent for details.

VIEWING

The land can be viewed during reasonable daylight hours by persons with a copy of these particulars to hand, having first contacted the selling agent.

VAT

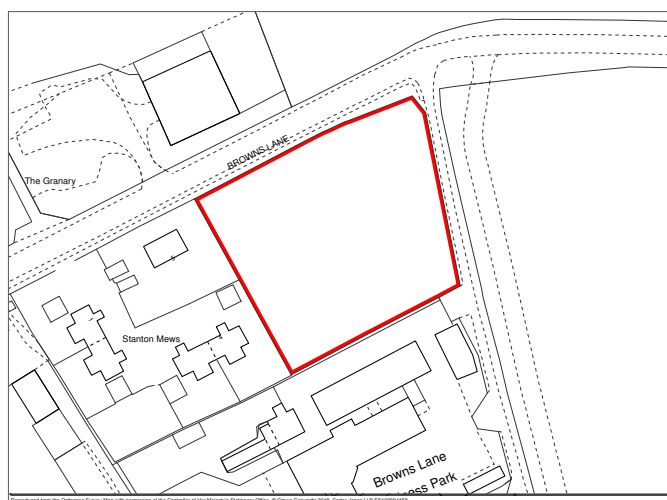
All prices quoted are exclusive of, but may be subject to Value Added Tax.

FURTHER INFORMATION

If you require any further information, please contact the selling agent Ashling Toolan on 01604 608 210 or ashling.toolan@carterjonas.co.uk

SITE PLAN

Not to scale. For identification purposes only.



Northampton Farm Agency 01604 608210

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IMPORTANT INFORMATION

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