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## ATTRACTIVE DEVELOPMENT SITE FOR SALE



Indicative Site Plan – For Identification Purposes Only

### LAND OFF WINTER'S LANE, LONG BENNINGTON NEWARK NG23 5DW

- Outline Consent for 7 dwellings in mature residential setting
- 0.549 hectares (1.356 acres)
- No Section 106 or CIL contributions
- Sought after location in popular village well served with local amenities
- For Sale by private treaty



**01636 610906**



**[www.woodmoore.co.uk](http://www.woodmoore.co.uk)**

details

## DESCRIPTION & LOCATION

The land comprises a regular shaped approximately level site situated in a mature residential setting on the edge of the popular and sought after village of Long Bennington which offers excellent amenities including pubs, restaurant, modern medical centre, primary school, Co-op convenience store, etc.

Long Bennington is situated approximately mid-way between Newark and Grantham with excellent road links via the A1 bring the surrounding larger centres of Lincoln and Nottingham within easy commuting distance. East coast mainline train stations in both Newark & Grantham provide regular commuter services to London & Leeds.

## THE SITE

Currently used as a paddock, the site extends to **0.549 hectares** (1.356 acres) with a frontage of approximately 276 ft (84 m) to Winter's Lane. N.B. The track to the Eastern boundary of the site shown as being within area on the indicative plan submitted as part of the planning application is excluded from the land to be sold.

*All areas quoted are for guidance only calculated using Promap digital mapping.*

## PLANNING

The land has Outline Planning Permission for up to 7 dwellings in accordance with application Ref: S17/1615 which was granted on 29<sup>th</sup> November 2017. Full detailed of the application and planning permission can be viewed or downloaded via the following link:

<http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/application/s17%2F1615/documents>

Interested parties should make their own detailed enquires to the Local Planning Authority.

## TENURE

Freehold.

## GUIDE PRICE

£595,000

## VAT

Value Added Tax is not payable in respect of this property.

## METHOD OF SALE

The land is offered for sale by private treaty.



View of site frontage to Winter's Lane

## FURTHER INFORMATION

For further information on this property contact:

**Garry Wood MRICS**  
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# WINTERS LANE, LONG BENNINGTON, NEWARK NG23 5DW – LOCATION PLAN

