

# Ashworths Bulcote Poultry Farm and Riding Stables,

Bulcote | Nottingham | NG14 5GT

## Price Guide £500,000



# Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# Ashworths Bulcote Poultry Farm and Riding Stables

Nottingham Road | Bulcote

Nottingham | Nottinghamshire | NG14

5GT

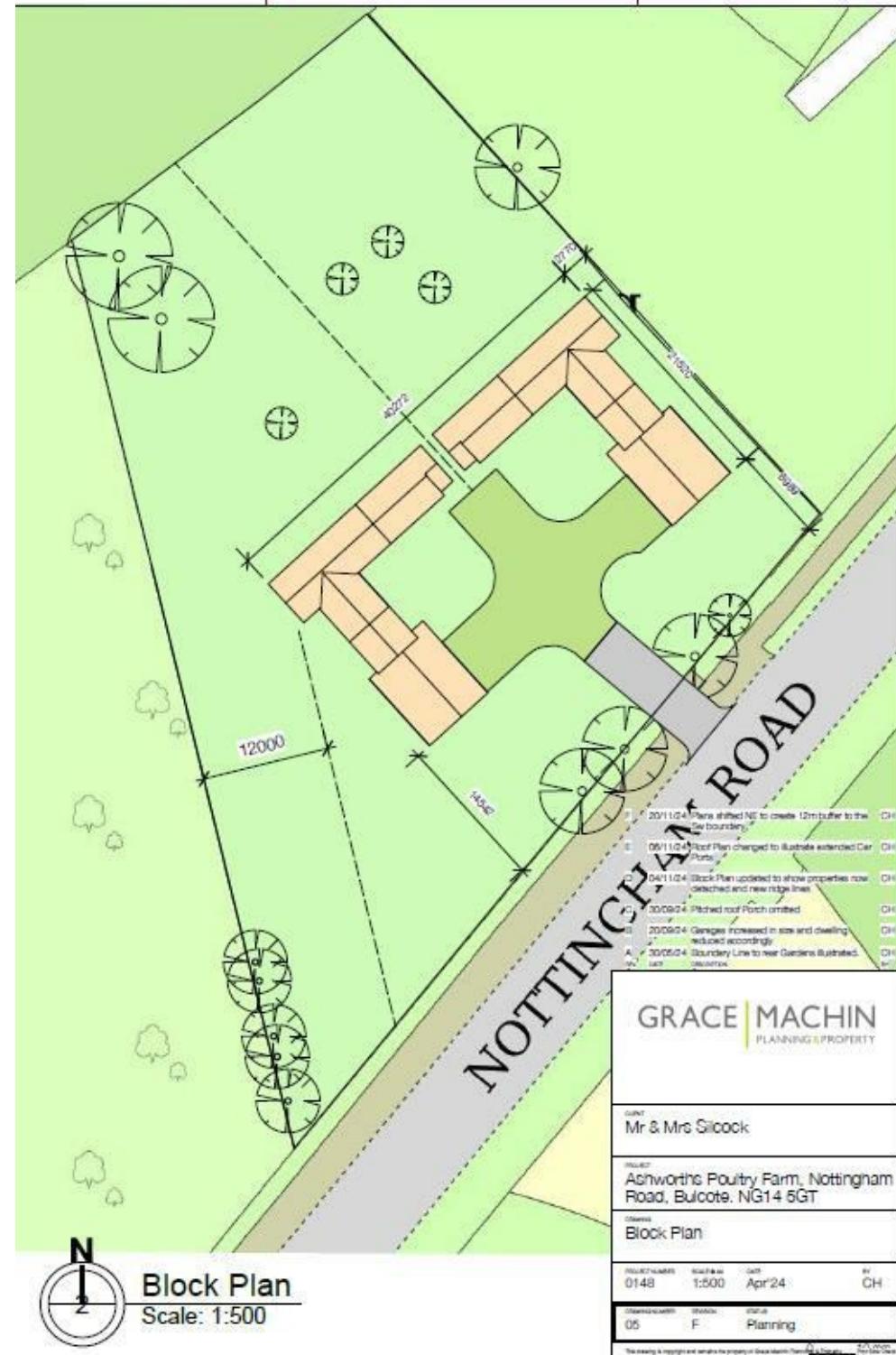
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Two Detached Self Build Bungalow Plots with  
Detailed Planning Permission.

A unique opportunity for an individual or developer to acquire two self-build plots. Located within a sought after village location with planning to create a private development of two contemporary style detached bungalows.

The proposed accommodation comprises Hall, Lounge, Dining Kitchen, Utility, Three Bedrooms and Master Bathroom, Double Garage - approximately 168m<sup>2</sup> (1800ft<sup>2</sup>).

The total site extends to approximately 1 Acre (sts).



## Services

All interested parties should check with service providers as to the availability of services.

## Method of Sale

The land is offered for sale by Private Treaty. The Plots are sold as a whole or individually.

VAT will not be chargeable on the sale.

## Planning Permission

Demolition of buildings and the erection of two self-build detached bungalows. Full Planning Permission Ref. 24/01395/FUL (Newark & Sherwood District Council) dated 13th February 2025. All documents relating to the planning application can be viewed on the planning register. Any queries regarding planning matters should be directed to Newark & Sherwood Planning Dept. Tel 01636 650000

## Plans, Areas & Schedules

Plans and Schedules have been produced as accurately as possible from Ordnance scale sheets. These are published for convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract sale plan.

## Viewings

At any reasonable time whilst in possession of a set of sales particulars.

## Community Infrastructure Levy (CIL)

The CIL may well be chargeable. All interested parties are advised to make their own enquiries of Newark & Sherwood District Council

## Easements & Rights of Way

The land is to be sold subject to and with benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

## Selling Agent Details

Silcock & Partners, Gamston Wood Farm, Upton, Retford, Nottinghamshire. DN22 0RB  
Contact:- Andrew Silcock MRICS  
01777 717559 07964977724  
Info@silcockandpartners.co.uk

Perkins George Mawer are acting only as a marketing agent.

## Solicitors

Jones & Co Solicitors, 5 Churchgate, Cannon Square, Retford, Notts DN22 6PB  
anna.littlewood@jonessolicitors.co.uk  
01777 703827

## Agent Note

The Property is owned by a related individual to the Selling Agent





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**Agents Note:**  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.