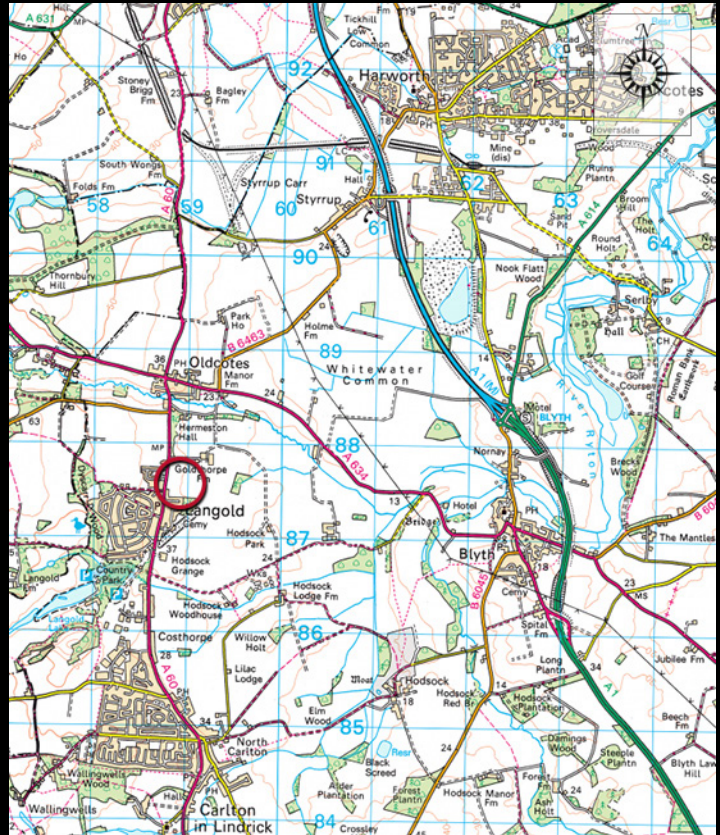
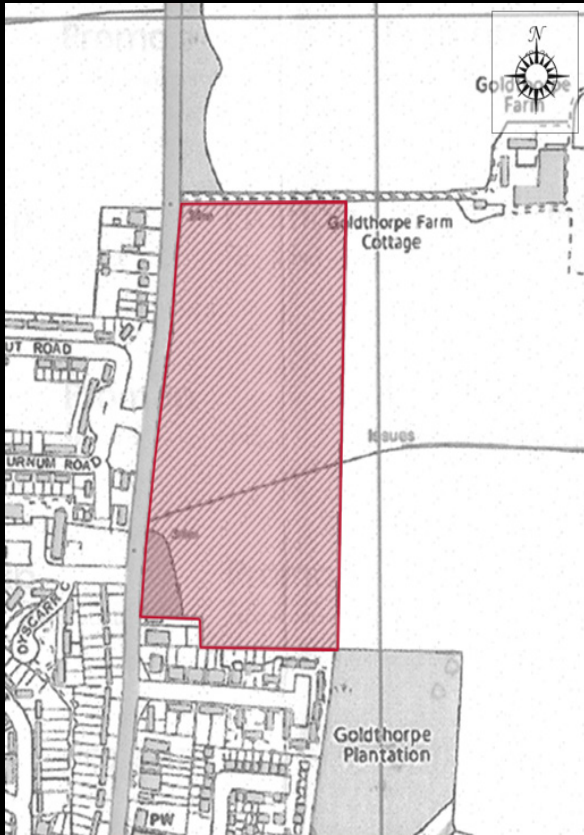


JH Pickup & Co

Doncaster Road, Langold, Worksop S81 8HS

Residential Development Opportunity
Outline Planning Permission for 165 Dwellings
Site Area 7.56 Ha (18.68 Ac)



FOR SALE BY PRIVATE TREATY

Further Details From:

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Ref: LR/SEE/25344

Location

Langold is located on the north western district boundary of rural Bassetlaw and is surrounded by open countryside that is within easy reach of all those that reside here.

Although rural, Langold is well connected to larger surrounding towns and cities through a good network of public roads. It is also well served by public transport. By car, it is possible to be on the A1(M) in under 10 minutes and M18, M1 and A57 in under 15 minutes. The train stations in Doncaster and Retford are both located on the East Coast Main Line which runs between London King's Cross and Edinburgh Waverley, making it possible to commute into central London in under two hours.

The towns of Tickhill, Worksop and Bawtry are all within 15 minutes drive of Langold, offering a range of restaurants, bars, shops, gyms and leisure facilities to suit all tastes. Langold itself benefits from a range of local shops including a pharmacy and bakers, a doctor's surgery, a primary school, a church, playground and a library.

Due to these fantastic connections and its semi-rural location, Langold is up and coming, making a development here likely to attract a range of first time buyers, families and professionals alike.

Situation

The site is located on Doncaster Road, adjoining the existing residential development on Langold's northern boundary.

The Site

The site is attractive and level in its topography, with a long tree lined frontage on its western edge running along Doncaster Road. It is bordered by existing residential development to the south, mainly consisting of bungalows. The eastern and northern outlook is over arable fields and woodland, making this a very pleasant location outside of the main Langold settlement.

The indicative site layout as provided as part of the outline planning application shows an attractive residential arrangement retaining all of the existing trees and hedgerows that are currently on the site and adds to this existing natural setting with further hedges to the rear to further accentuate the rural feel of the site.

Planning

Outline planning consent for a residential development of up to 165 houses with only 15% Affordable Housing (25 units) was granted on 19/09/2018 under planning reference 17/01462/OUT. Further information on the planning consent and the Section 106 Agreement can be provided to interested parties upon request.

Local Authority

The relevant local authority is Bassetlaw District Council who are contactable on 01909 533533.

Services

We understand that mains water, drainage, gas and electricity are available for connection to the site. Interested parties are advised to ascertain for themselves the availability, location and suitability for connection to the site.

Tenure

The site is freehold and will be sold with vacant possession upon completion.

Easements, Wayleaves and Rights of Way

The site is sold subject to and with the benefit of all existing easements, wayleaves and rights of way whether or not specifically mentioned in these particulars.

Guide Price

Offers are invited on an unconditional basis.

VAT

Prices quoted in these particulars are net of VAT.

Legal Costs

Each party will be responsible for their own legal costs.

Directions

The site is located on Doncaster Road (A60) north of Langold. If visiting the site from Worksop continue north along the A60, through Langold and the site is situated on the righthand side.

Viewings

The site can be viewed from Doncaster Road, albeit no access is to be taken onto the site without the Agents consent as this land is still being farmed. For further information, to arrange a viewing or obtain any of the documents relating to the planning, or indeed any other matter, please contact Peter Horne on 01302 714399/07836 310565 or email: peter.horne@jhpickup.co.uk

Plans

Plans attached to these particulars are for identification purposes only and do not constitute any part of the contract. They are not to scale. Further plans are available online at www.jhpickup.co.uk

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(ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.

(iii) The information in these particulars is given without responsibility on the part of JH Pickup & Co or their clients. Neither JH Pickup & Co nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.

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PH/19-037 February 2019