

Stunning executive housing development opportunity – fully consented for 7 dwellings

5.95 acres approx.
(2.4 hectares)

- Barn conversion and 6no new homes consented
- 5.95 acres
- Quiet village setting
- Close to Bingham for local amenities
- Good connectivity to road network



FOR SALE



Location



Gallery



Contact

Location

Tythby is a small Nottinghamshire village approximately 2 miles from the market town of Bingham. Local amenities are also available in the nearby village of Cropwell Bishop.

Despite the quiet location there is good proximity to the A52, A46 and the wider road network and indeed to railway stations at Grantham, Newark and Nottingham.

Description

A uniformly shaped site of circa 5.95 acres with the main point of access being on the Tythby Road. The site has recently gained full planning permission under reference 25-00106-FUL from Rushcliffe Borough Council for the conversion of an existing barn on the site and the construction of 6no executive new homes.

A link to the planning application is available [here](#).



Is it Tythby or Tithby?

We have adopted Tythby being the name attributed to the church in the centre of the village which has been there since the 13th century but as you can see from the pictures on the next page opinion is divided!

Services

Interested parties should make their own enquiries to the relevant statutory authorities.





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Accommodation

The consented accommodation, based on plans lodged and approved on the Rushcliffe Borough Council website comprises the following approximate GIAs:

| Description | Ft ² |
|------------------------------------|-----------------|
| Plot 1 - New Build | 3,541 |
| Plot 2 – New Build | 3,520 |
| Plot 3 – New Build | 2,691 |
| Plot 4 – New Build | 2,153 |
| Plot 5 - New Build | 2,153 |
| Plot 6 – New Build | 3,595 |
| Plot 7 – Barn Conversion/Extension | 3,358 |

Data Room

The main documents, indicative site photos and visuals are available on the drop box link [here](#).

Gross Development Values

Executive housing in this vicinity has, in our estimation and based upon comparable sales, values in the range £350-£400 per sq ft dependent on finished specification.

Quoting Terms/Offers

The premises are available for sale freehold. Guide price OIEO £1,750,000. Offers are preferred on a strictly unconditional basis having regard to the existing planning consent.



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PROPOSED AERIAL VIEW
Proposed Residential Redevelopment
Holly Tree Farm, Tythby, NG13 8GS
22035.035.v02 - OCTOBER 2023





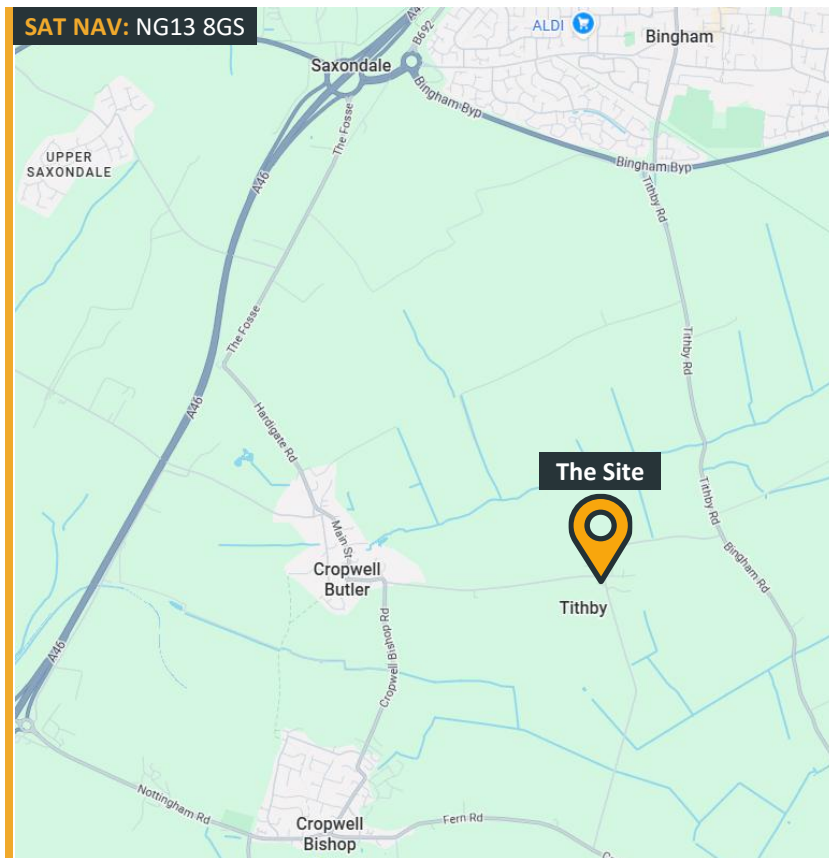
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Viewing

The site is accessible on foot via the path leading adjacent the new build house close to the crossroads at the centre of the village. Please inform the agent of any intended inspections of the site in advance. Inspections are undertaken at your own risk.

VAT

VAT is applicable on the purchase price.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.