



FOR SALE

Residential Development Site
Full Planning Granted
9 Large Plots on 10.93 Acres

Plots 1-9, Pinfolds Farm, Welham Road
Welham, Retford, DN22 0SB



RESIDENTIAL DEVELOPMENT SITE AT PINFOLD FARM, WELHAM, RETFORD



**Pinfold Farm, Welham Road, Welham, Retford,
Nottinghamshire, DN22 0SE**



**Rare opportunity to purchase a development site
over 10.93 acres in a popular village location with
planning consent for 8 new dwellings & a
renovation of an existing characterful farmhouse,
with dwellings set in large plots and additional
paddock land**

- Full planning and listed building consent (ref: 10/08/5) with material start acknowledged by the Bassetlaw Council
- Popular affluent village location - next to Welham Hall
- Large plot sizes with the availability of additional paddock land
- Lots of pre development work already carried out by the vendor
- No CIL liabilities
- 'Oven ready' development site

Price on Application



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RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH FULL PLANNING

Location

This residential development is located in the attractive village of Welham which is situated approximately 2 miles from Retford and is conveniently located to benefit from road links to the village of Clarbrough and Gainsborough. Amenities and schools are easily accessible in Retford and Clarbrough, both being only a short drive away.

Welham is a popular village location with many characterful and traditional properties, namely the Grade II Listed Welham Hall which adjoins the boundary of the site to the south.

Retford is well placed to take advantage of the excellent communication links afforded by the A1 some 4 miles away which provides access to the M1, M18 and M62 Motorways. In addition to this Retford is served by the main East Coast rail link into London Kings Cross with a typical journey time of 1 hr 40 mins. Air travel is well served by Robin Hood Doncaster Airport which is some 15 miles to the north along the A638.

Description

A rare opportunity to develop eight unique, executive four and five bedroom detached homes sitting within generous grounds and additional paddock land, including a renovation of a traditional character farm house. This is truly a unique development for the area.

Seven of the plots benefit from additional paddock land measuring between 0.4 and 1.1 acres, further enhancing the appeal of the site for potential homeowners, the paddock land is included within the sale.

Accommodation (As Per Planning Permission)

Plot	Sq Ft	Site Acres	Paddock Acres
1	2,994	0.30	1.10
2	3,478	0.44	0.62
3	3,080	0.41	0.40
4	3,082	0.44	0.40
5	3,467	0.82	
6	2,921	0.48	0.57
7	2,702	0.55	0.57
8	4,026	1.30	
Farm	3,025	0.21	1.10

Plans are available upon request.

The whole site extends to 10.93 acres.

Planning

The land benefits from Full Planning Permission to erect 8 four and five bedroom detached properties with double garages and renovate an existing farm building.

A material start has been acknowledged by the council. We understand there is no CIL liability.

Planning reference: 10/08/00005

Planning documents available on the Bassetlaw Planning Portal and the Data Room.

Guide Price

Price on application.

Tenure

Freehold with vacant possession

Services

Mains services are within the vicinity.

Data Room

Please contact the agent for access.

EPC

Energy Performance Rating: N/A

Viewings

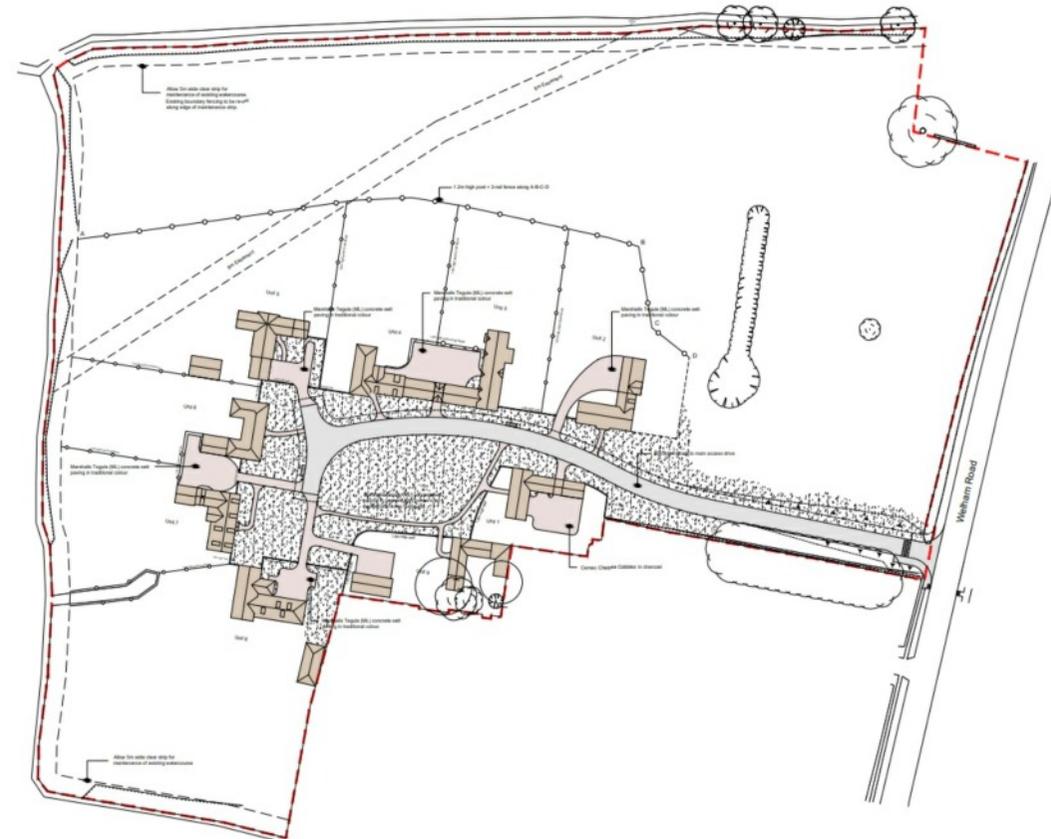
Strictly by prior arrangement with the agent.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.



PLOTS 1-9 PINFOLD FARM, WELHAM ROAD, WELHAM, RETFORD



Licence Number - 100022432 - Not to Scale

Approximate Travel Distances

 Locations	
• Retford	2 miles
• Worksop	10.2 miles
• Clarborough	0.9 miles

Sat Nav Post Code

- DN22 0SE

 Nearest station	
• Retford	2.3 miles

 Nearest Airports	
• Doncaster/Sheffield	15 miles



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Particulars dated August 2021. Photographs dated August 2021.

