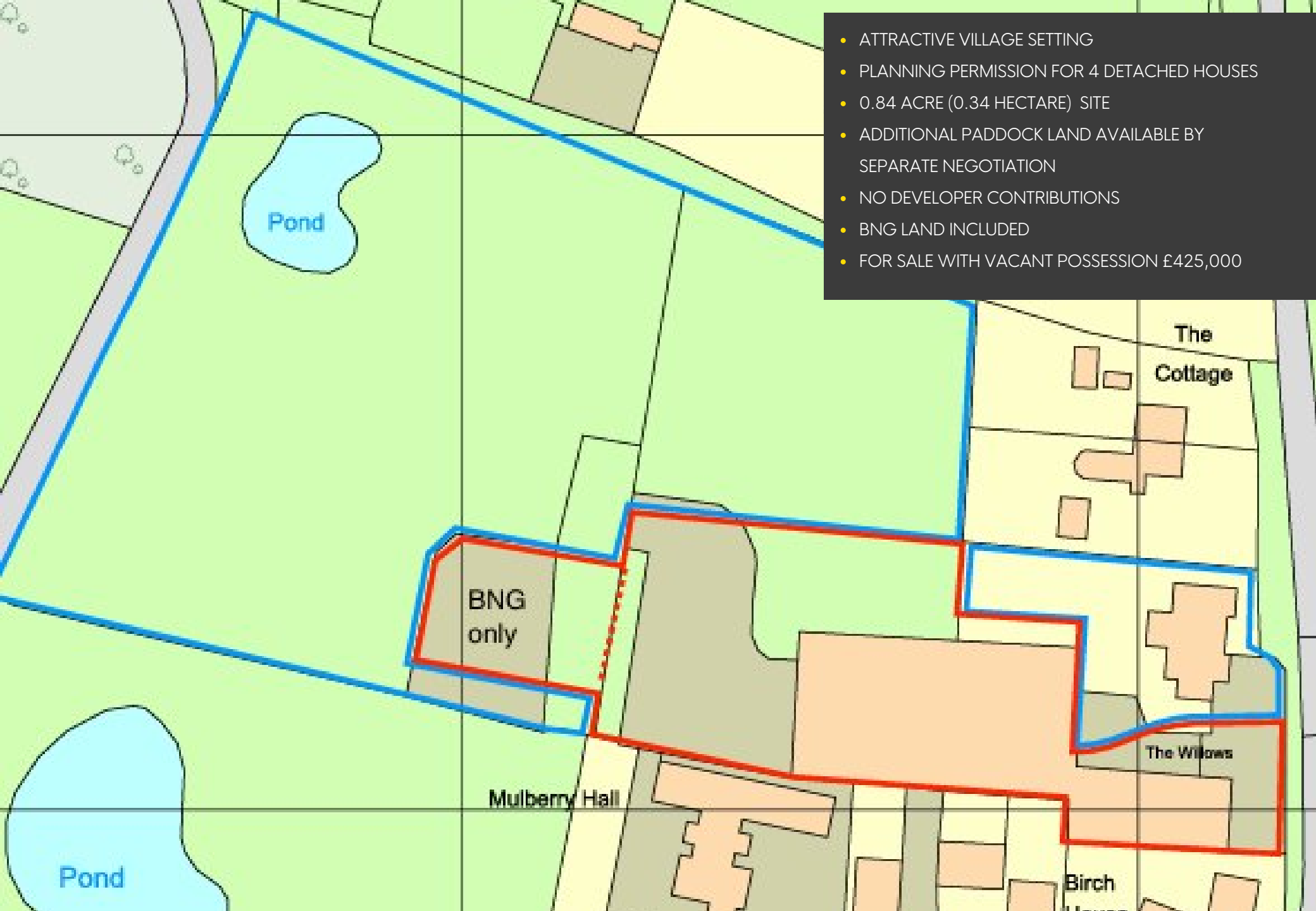




Main Street
Fenton
Newark
NG23 5DE

ATTRACTIVE VILLAGE DEVELOPMENT SITE
FOR SALE

- ATTRACTIVE VILLAGE SETTING
- PLANNING PERMISSION FOR 4 DETACHED HOUSES
- 0.84 ACRE (0.34 HECTARE) SITE
- ADDITIONAL PADDOCK LAND AVAILABLE BY SEPARATE NEGOTIATION
- NO DEVELOPER CONTRIBUTIONS
- BNG LAND INCLUDED
- FOR SALE WITH VACANT POSSESSION £425,000



Pond

The
Cottage

BNG
only

The Willows

Mulberry Hall

Pond

Birch

Location

The site is situated in the centre of the quiet Lincolnshire village of Fenton, approximately 6 miles east of Newark. Lincoln, Grantham and Nottingham are 15, 12 and 28 miles respectively and are all within easy commuting distance. The A17 is within 2 miles with convenient access to the A1. London Kings Cross is just over an hour from either Grantham or Newark stations.

Description

An attractive village site of former farm buildings now with consent for 4 detached houses & with the option of additional paddock land to the rear available by separate negotiation. The site is shown for identification purposes only on the accompanying plan. Full planning drawings are available from the Local Planning Authority website or on request from the agents. (NB site areas taken from Promap Digital mapping software)



HOUSE UNIT SCHEDULE

	Size (ft ²)	Size (m ²)
Plot 1 (4 Bed)	1,550	144
Plot 2 (4 Bed)	2,206	205
Plot 3 (5 Bed)	1,754	163
Plot 4 (4 bed)	2,206	205
Total GIA (excluding garages)	7,716	717

Further Information

PLANNING

Planning permission was granted by South Kesteven District Council for the development on the 7th August 2025 in accordance with application Ref: S25/0917. Full details of the application are available on the South Kesteven District Council website or via this link: [SKDC Planning](#)

SERVICES

Mains electricity, water & drainage are understood to be available for connection in the village although interested parties should make their own enquiries to the relevant providers in this regard.

TENURE

For Sale Freehold with Vacant Possession

PRICE

£425,000

ADDITIONAL LAND

An additional area of paddock to the rear of the property extending to approximately 1.8 acres is available by separate negotiation.

VAT

VAT is not payable in respect of this property.

VIEWINGS

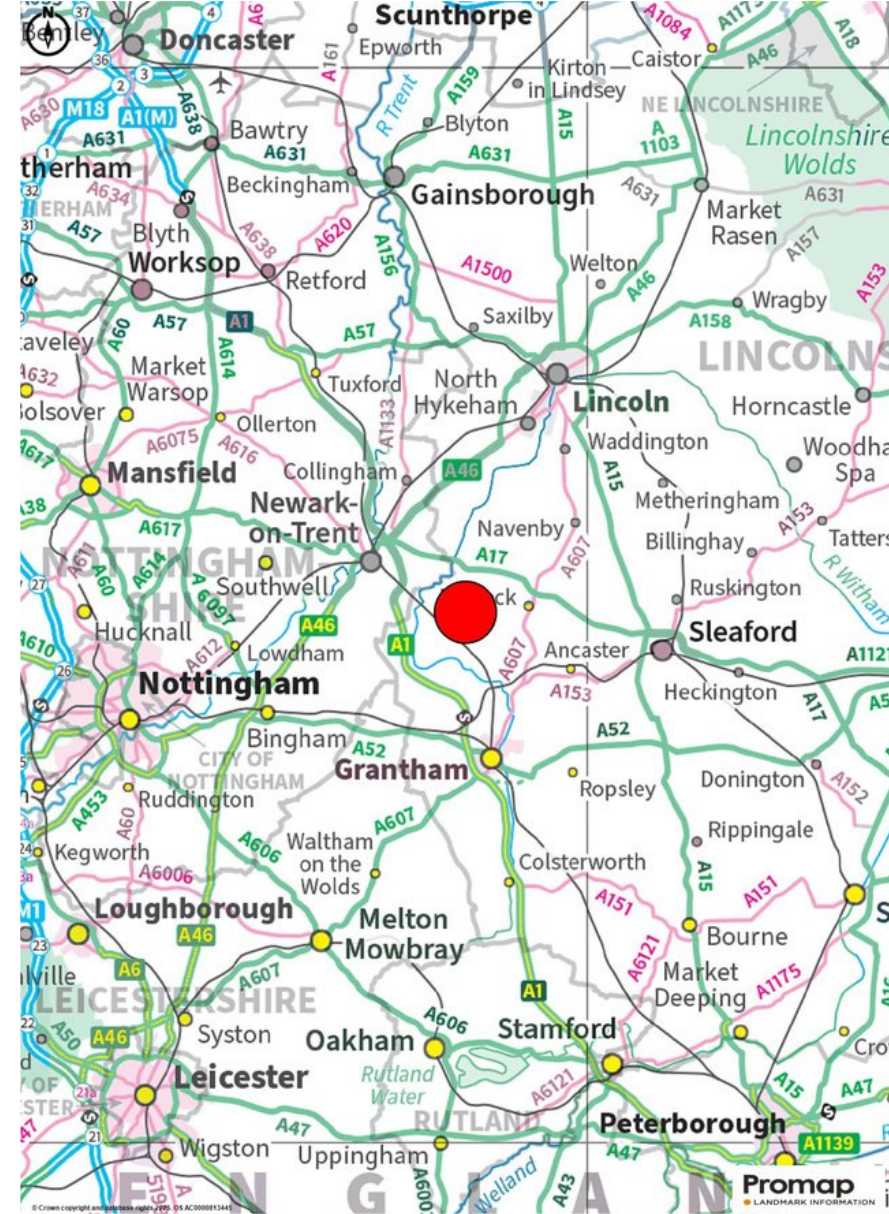
Strictly by appointment only, contact:

Garry Wood

E: garry@woodmoore.co.uk

M: 07790831915

Tel: 01636 610906



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