

# FAIRFIELD - MAIN STREET - CLAYPOLE



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# FAIRFIELD - MAIN STREET - CLAYPOLE

Newark 5 miles approx, Grantham 14 miles approx

A prime development site of about 0.75 acres

Detailed planning permission for five new houses together with former shop and bakehouse with permission for conversion into two dwellings and existing house – total eight dwellings

## FOR SALE BY INFORMAL TENDER

Closing date 12 noon Wednesday 16 November 2011

### LOCATION:

Claypole is a popular well located village conveniently situated approximately 5 miles southeast of Newark, 14 miles north of Grantham and within 2 miles of the A1 trunk road. The village is also within commuting distance of Lincoln (20 miles approx) and Nottingham (25 miles approx). There are main line train stations at Newark and Grantham with services to London (Kings Cross) taking just over one hour. Local village amenities include a church, primary school, general store, butchers shop and public house.

### THE PROPERTY:

This prime development site is located in the centre of Claypole village with frontage to the north side of the main street. The property comprises of an existing two storey house in need of refurbishment together with a former adjoining shop and bakehouse which has planning permission for conversion to form two dwellings and further substantial area of land to the rear with detailed planning permission for five new houses. The total site area is approximately 0.75 acres as outlined in red on the location plan which is for identification purposes only.

### FAIRFIELD HOUSE briefly contains: Ground Floor:

Central Entrance Hall, Sitting Room 3.64m x 4m, Dining Room 3.67m x 4m, Kitchen 3.8m x 3.2m, Rear Porch, Pantry 3.17m x 3.1m. First Floor Half Landing, Box Room/Fourth Bedroom- 3.2m x 2.2m, Landing, Three Bedrooms, 4.05m x 3.7m, 3.7m x 2m plus recess, 3.7m x 3.25m, Bathroom 3.8m x 3.2m.

### Outside:

Attached former Wash House and WC and further range of dilapidated outbuildings.

There is a small enclosed garden at the front of the house and further garden area to the rear adjoining the land which has detailed planning permission.

### VIEWING:

Strictly by appointment with the selling agents, Escritt Barrell Golding, 24 St Peter's Hill, Grantham, Lincs NG31 6QF. Tel: 01476 590211 Fax: 01476 567451  
email: [grantham@EBG.property.co.uk](mailto:grantham@EBG.property.co.uk)

**Interested parties should note that the timber floors within the former shop and bakehouse are in poor condition and parts have collapsed. Extreme care should be taken when inspecting these areas which is done entirely at your own risk.**

### PLANNING PERMISSION:

The property has planning permissions as follows:

- 1 Outline Planning Permission reference SO9/0944/OUT for residential development of the land to the rear of Fairfield House was approved by South Kesteven District Council subject to Conditions on 25 February 2010.
- 2 An application for Approval of the Reserved Matters following outline approval for the erection of five dwellings was approved by South Kesteven District Council subject to Conditions on 22 March 2011.
- 3 Planning Permission reference SO9/0954/FULL for conversion of the former shop to two dwellings was approved by South Kesteven District Council subject to Conditions on 25 February 2010.

Copies of the Planning Consents and associated documents are available for inspection at our offices. Full details in respect of each application can also be found on the South Kesteven District Council website [www.southkesteven.gov.uk](http://www.southkesteven.gov.uk) under the Planning & Building Control Section.

### LOCAL PLANNING AUTHORITY:

South Kesteven District Council  
Council Offices  
St Peter's Hill  
GRANTHAM  
Lincs  
NG31 6PZ Tel: 01476 406306

### SERVICES:

Mains water, electricity and drainage are connected to the existing house. The purchaser will be responsible for making their own enquiries in respect of the services and connection costs.

### TENURE:

The property is freehold and vacant possession will be given on completion.

### SOLICITORS

### TALLENTS

3 Middlegate,  
Newark,  
Nottingham,  
NG24 1AQ

### **INFORMAL TENDER PROCEDURE:**

Tenders to be submitted in writing on the form attached to these particulars and delivered in a sealed envelope clearly marked **TENDER – FAIRFIELD DEVELOPMENT SITE, MAIN STREET, CLAYPOLE** by 12 noon on Wednesday 16 November 2011. Offers must be for the whole property and for a fixed single figure not related to any other or event.

In particular the seller may disregard the following:

- 1) Any tender which is not submitted on the tender form.
- 2) Any tender which is qualified or subject to conditions.
- 3) Any tender from undisclosed principles.
- 4) Any tender in which the amount is indefinite or is calculable only by reference to other tenders or which otherwise fails to comply with these conditions in any respect.

### **MORTGAGES**

We are pleased to offer a FREE mortgage consultation with our independent mortgage consultant if you wish to take advantage of this service please speak to a member of staff on 01476 590211

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **RENTED PROPERTIES**

A comprehensive residential estate management service is available from Escritt Barrell Golding.

Landlords and Tenants should ask for more information on 01476 565371 or [lettings@ebgproperty.co.uk](mailto:lettings@ebgproperty.co.uk)

### **MONEY LAUNDERING REGULATION**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **SURVEYS**

When you have found the home you want to purchase, remember that Escritt Barrell Golding Chartered Surveyors can help you even further.

Our qualified Surveyors are able to carry out the a "RICS HomeBuyer Report" Which includes a property Survey & Valuation to help you a reasoned & informed decision on whether to go ahead with buying the property, and at what price. Taking into account of any repairs and replacements required.

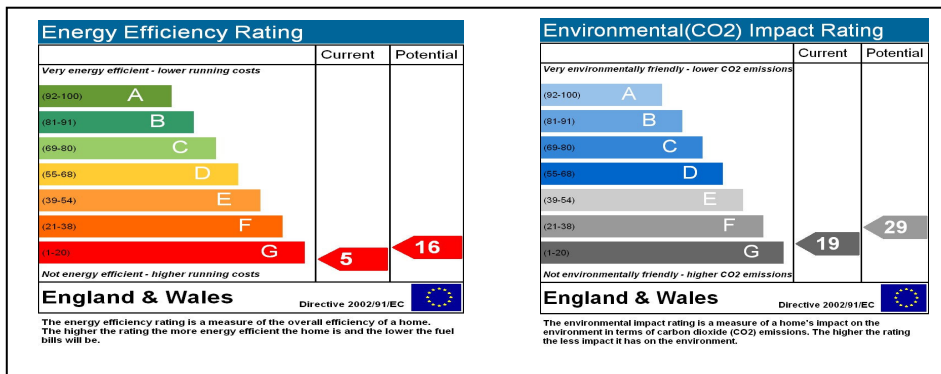
PLEASE NOTE: We are not able to carry out surveys on properties being sold by Escritt Barrell Golding

### **FREE VALUATION**

For a free, no obligation valuation contact Escritt Barrell Golding on 01476 590211 or [grantham@ebgproperty.co.uk](mailto:grantham@ebgproperty.co.uk)



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These are intended for identification purposes only and are not to scale. Any areas measured or distances referred to are given as a guide only and are not necessarily precise. Purchasers should satisfy themselves as to the accuracy of the plans. Copyright - Escritt Barrell Golding.

## Particulars Disclaimer

These particulars whilst believed to be accurate are set out as a general outline only and do not constitute any part of any offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has any authority to make or give representation or warranty in respect of the property.