

Town & Country  
Property Agents

GRICE &  
HUNTER

Chartered Surveyors  
Est 1924



## LAND ADJACENT TO 123 STATION ROAD MISTERTON DN10 4DH

- A single residential Building Plot with planning permission to construct one new three storey Detached House
- The plot enjoys a pleasant location in close proximity to the Chesterfield Canal
- Approximately 0.04 ha



**PRICE GUIDE: £100,000**



Website: [www.gricehunter.co.uk](http://www.gricehunter.co.uk)

## **LOCATION**

The plot currently forms part of the garden to an existing semi-detached house and has a pleasant established location in very close proximity to the Chesterfield Canal.

Misterton is a decent quality residential village (as at 2011 Census the population is given as 2,140).

There are local facilities, including a large Co-op and full facilities are available at the market town of Gainsborough, which is approximately 7 miles.

## **PLANNING**

Under application number 18/01053/FUL Bassetlaw District Council have granted planning permission (document date 30<sup>th</sup> October 2018) to construct one new three storey detached house.

A full copy of the planning permission document and plans of the proposed house can be made available upon request.

## **SERVICES**

All main services are believed to be available (interested parties to make their own enquiries).

## **TENURE**

Freehold.

## **VIEWING**

The plot can be viewed from the public road.

## **ROADS**

To the front (south) the plot adjoins a made up road.

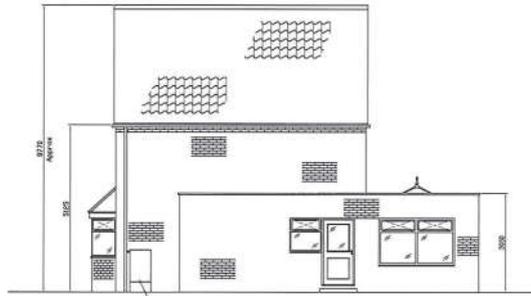
## **COUNCIL**

Bassetlaw District Council  
Planning Department  
Queens Buildings  
Potter Street  
Worksop  
S80 2AH

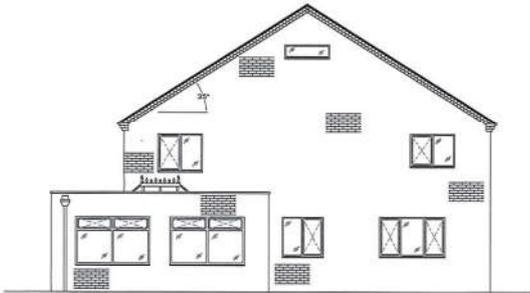
Tel. 01909 533533



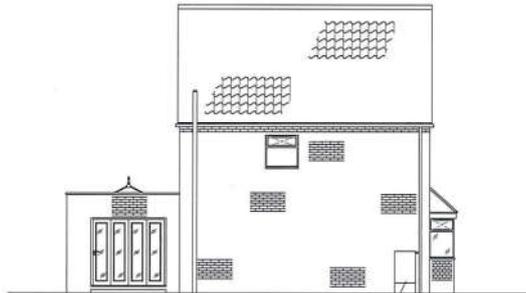
PROPOSED FRONT ELEVATION,  
SOUTH FACING.



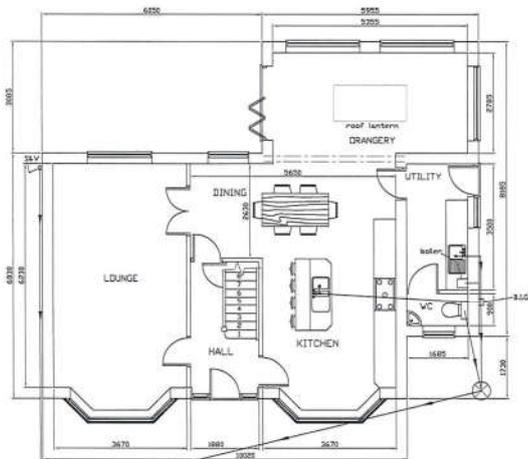
PROPOSED SIDE ELEVATION,  
EAST FACING.



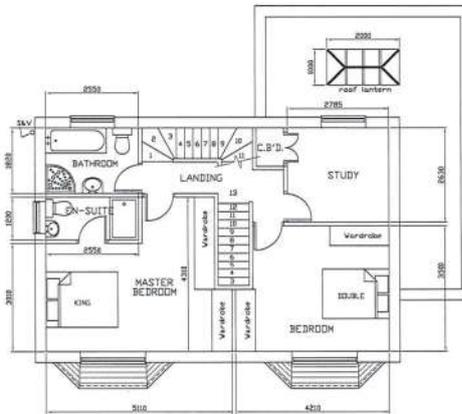
PROPOSED REAR ELEVATION,  
NORTH FACING.



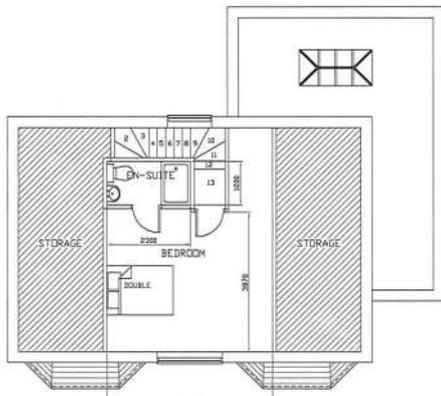
PROPOSED SIDE ELEVATION,  
WEST FACING.



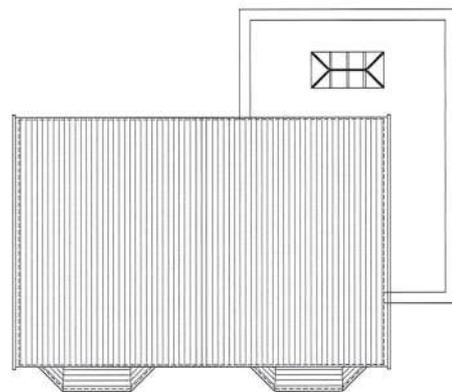
PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

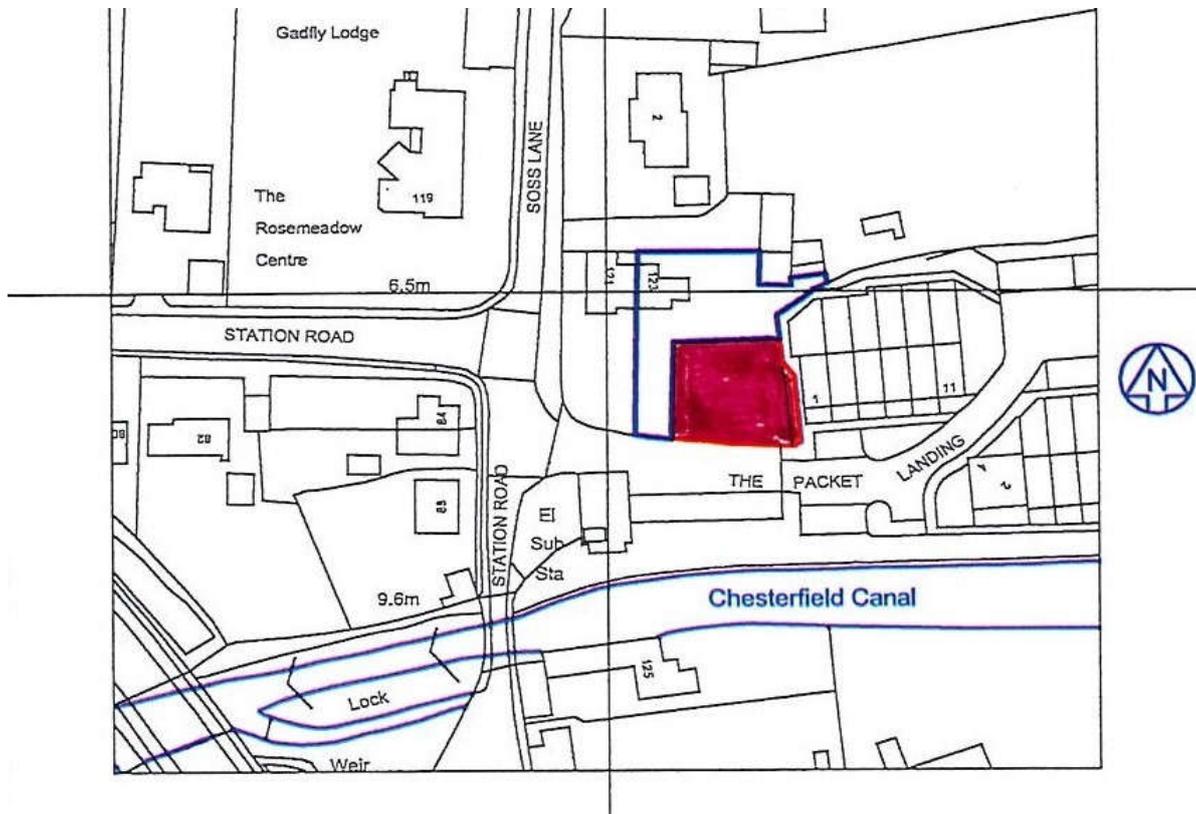


PROPOSED ATTIC FLOOR PLAN.



PROPOSED SECOND FLOOR PLAN.

This plan is for identification purposes only. It is not intended to depict exact site boundaries.



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The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

Misrepresentation

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