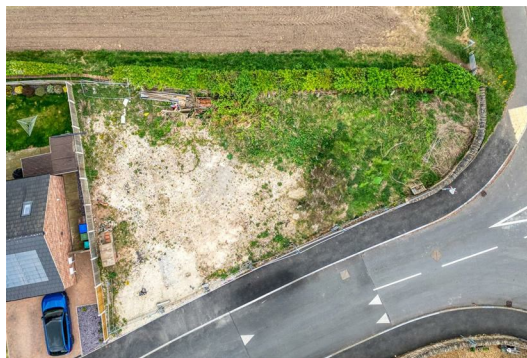




# Bishops Meadows

Church Warsop, Mansfield, NG20 0SQ

Guide price £130,000



FIRST FLOOR

### Description

The building plot is located to the left of the entrance to Bishops Meadows, a new exclusive residential development of just 25 dwellings currently. The plan is for the erection of a 3 bedroom 2 storey dwelling with an attached garage of a total area of 207.2m<sup>2</sup>, inc. garage 26.08m<sup>2</sup>.

### Planning Conditions

The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Date granted there being 4/04/2024.

This permission shall be read in accordance with the Approved Plans & Documents listed below. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

Notwithstanding the details specified on drawing 02002 P4, Plot 22 shall be constructed from natural stone. No building operations shall commence until details of the natural stone to be used have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be undertaken in accordance with the approved details.

No building operations shall commence until a scheme detailing the positions, design, materials and type of walk, fence and other means of enclosure to be erected within and along the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the retention and repair of the stone wall positioned on the eastern site boundary. The development thereafter shall be undertaken in accordance with the approved details.

No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.0 metres behind the highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.

Any proposed soakaway shall be located at least 5.0m to the rear of the highway boundary.

The hours of work during construction and the delivery of materials on to the site shall be restricted to 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours Saturdays and no working shall take place on Sundays and Bank Holidays.

No development shall take place until the method of working during the construction phase, in the form of an environmental management plan, to include control of noise, vibration and dust emission has been submitted to and approved in writing by the Local Planning Authority. All subsequent construction shall be undertaken in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and a risk assessment must be undertaken. Where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of that condition and shall be submitted to and approved by in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and approved by the Local Planning Authority.

### Disclaimer

- MONEY LAUNDERING REGULATIONS:** 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.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

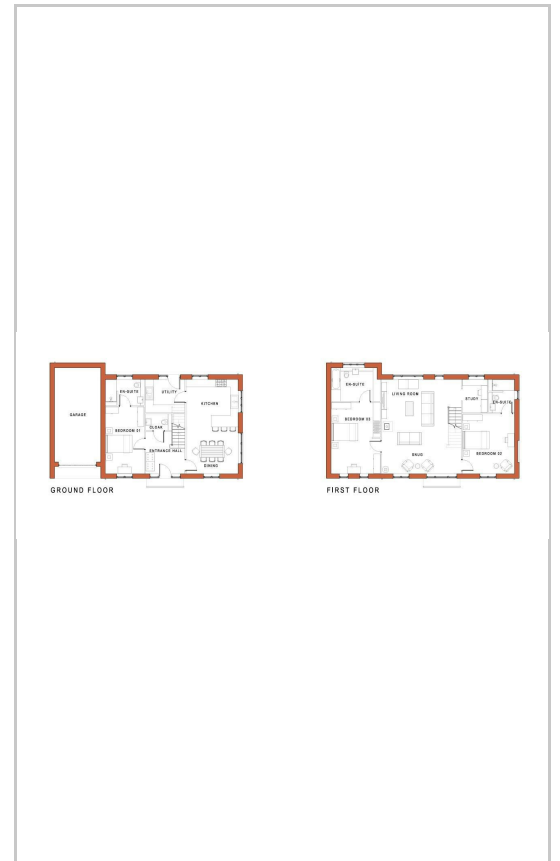
### Additional Information

The plot includes; Metered water supply / metered electric supply / BT ducted to supply / Sewage on site, manhole / Access via new road.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an 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 the authority to make or give any representation or warranty in respect of the property.

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