



## Development Land known as March Meadows, between 108 & 134 Church Lane, Bagthorpe, Nottinghamshire, NG16 5FS

A parcel of land with extensive frontage to Church Lane, within the popular settlement of Bagthorpe.

Extending to 1.08-acres/0.437-hectares.

Having the benefit of outline planning consent for a maximum of four residential dwellings, granted subject to conditions, by Ashfield District Council under application code V/2024/0346.

For sale freehold, with vacant possession.

## GUIDE PRICE £750,000

### Gadsby Nichols

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### Commercial

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## LOCATION

The site is situated off Church Lane within the village of Bagthorpe, Nottinghamshire. Bagthorpe is a popular residential location, and the site is located to the south of the Red Lion public house. The village falls within the parish of Selston, and the area benefits from good road communications with ease of access to J-27 of the M1 motorway.

## DESCRIPTION

A broadly rectangular parcel of land, with a gently sloping topography, having mature hedgerow to Church Lane, and a small copse to the northern boundary. The site is believed to have previously been used for dog walking and includes a small barn/stable outbuilding. Prior to this the site was used in part for landfill, further information can be obtained from Ashfield District Council's planning portal.



## SITE AREA

The land extends to 1.08-acres/0.437-hectares, or thereabouts.

## SERVICES

Interested parties should make their own enquiries with utility companies.

## PLANNING

The site was granted outline planning permission, with all matters reserved, for a maximum of four dwellings, by Ashfield District Council, the local planning authority, under reference number V/2024/0346 dated 26<sup>th</sup> November 2025.

A variation of Condition 18 of the planning consent was granted upon appeal, with a decision dated 31<sup>st</sup> July 2026. All planning documentation is available on Ashfield District Council's planning portal. We strongly recommend that all interested parties make their own enquiries in respect of planning.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC is not required.

## VALUE ADDED TAX (VAT)

We understand that VAT is not elected on the site, and therefore, no VAT will not be payable on the purchase price.

## TENURE

Freehold, held under Title NT103698.

## PRICE

Offers are invited in the region of £750,000 (seven hundred and fifty thousand pounds).

## VIEWINGS

The site is visible from the gates on Church Lane. For access to the site, please contact the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

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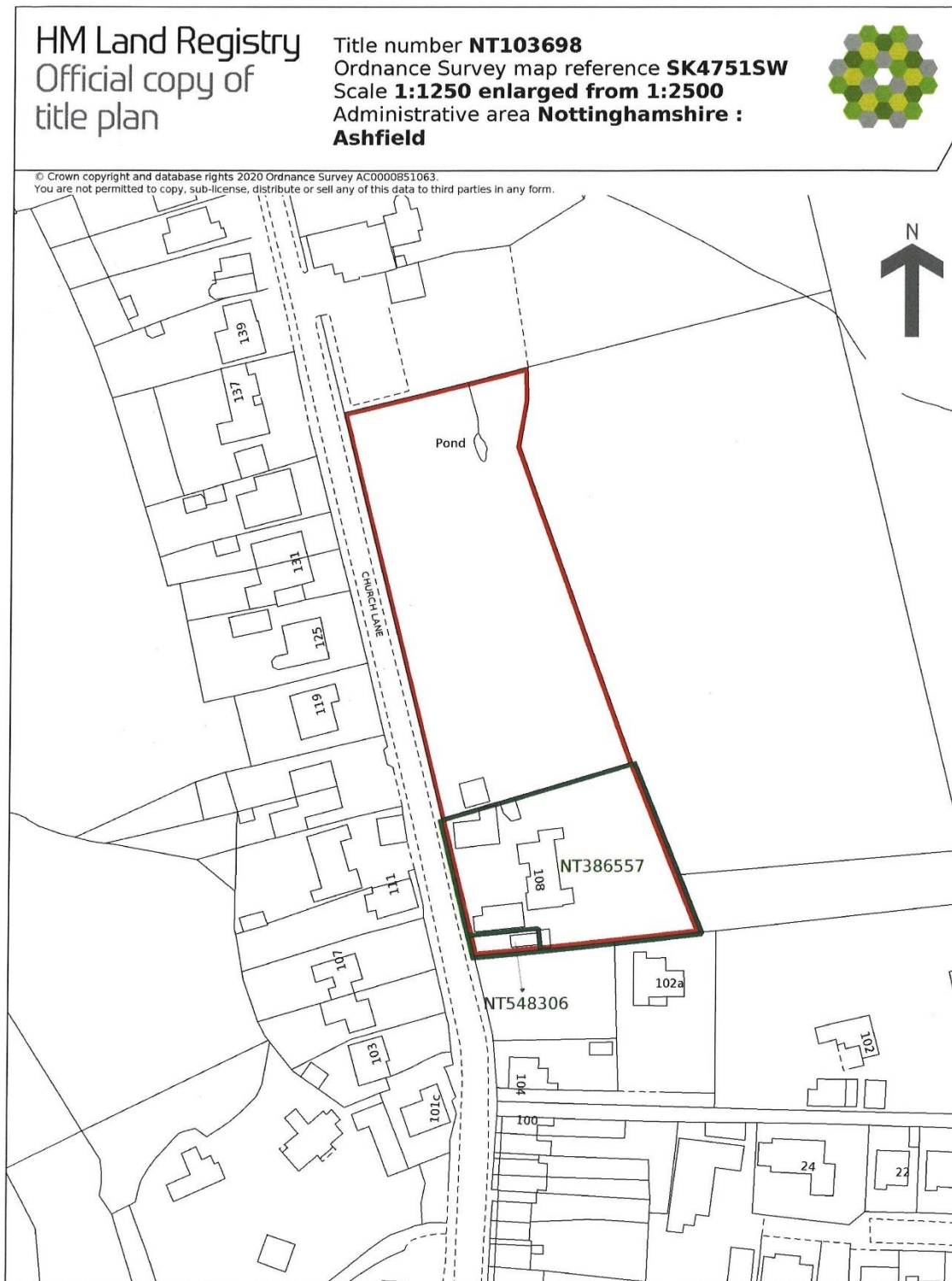
## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT



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