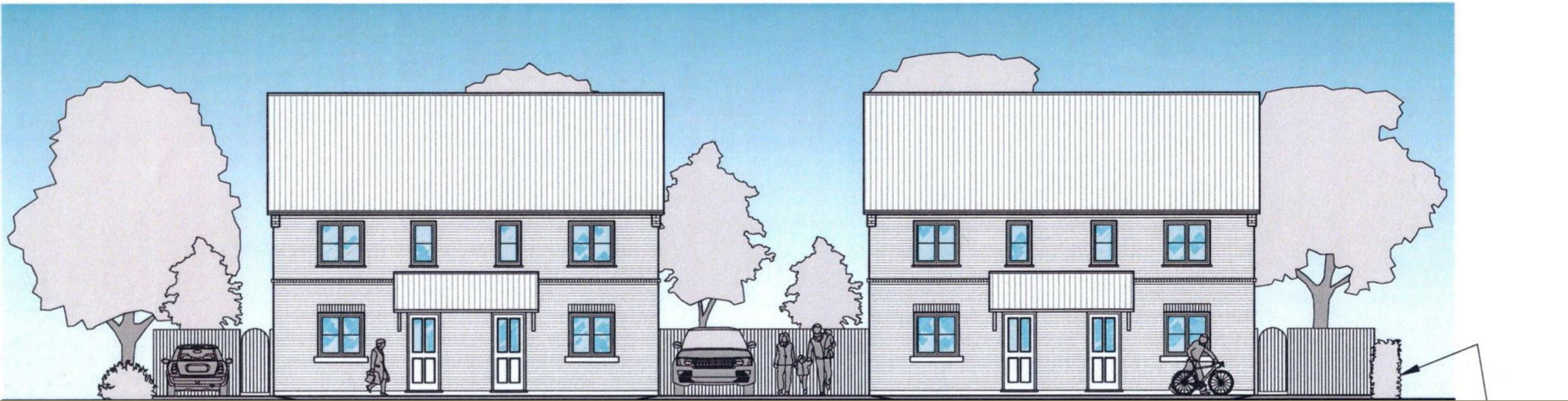


Section B-B



**Development Site, Abbey Lane, Aslockton,  
Nottinghamshire, NG13 9AE**

**£750,000**  
Tel: 01949 836678

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Residential Development Scheme
- Site in the region of One Acre
- Rushcliffe Planning Ref 17/02582/OUT
- Outline Planning for up to 10 Dwellings
- Popular Village Location

A residential development opportunity located in this popular edge of Vale village, tucked away off Abbey Lane and comprising a well thought out residential scheme of attractive homes of mixed contemporary design, which when complete will appeal to a wide audience.

The site extends to approximately one acre (4400 sq m) in a delightful setting close to the edge of the village.

Planning permission for up to 10 dwellings was granted in January 2019 and further details can be found on Rushcliffe's planning portal under reference 17/02582/OUT.

Any interested parties should make their own enquiries regarding services and utilities. All plans shown are for guidance only.

## Appeal Decisions

Site visit made on 6 December 2018

by **A J Mageean BA (Hons) BPI PhD MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: **15 January 2019**

### Appeal A Ref: APP/P3040/W/18/3206324

#### Land north of Abbey Lane, Aslockton, Nottinghamshire NG13 9AE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr James Sheardown against the decision of Rushcliffe Borough Council.
- The application Ref 17/02582/OUT, dated 30 October 2017, was refused by notice dated 9 February 2018.
- The development proposed is outline application for up to 10 dwellings with all matters reserved except access.

### Appeal B Ref: APP/P3040/W/18/3214439

#### Land north of Abbey Lane, Aslockton, Nottinghamshire NG13 9AE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr James Sheardown against the decision of Rushcliffe Borough Council.
- The application Ref 18/01569/OUT, dated 2 July 2018, was refused by notice dated 29 August 2018.
- The development proposed is outline application for up to 6 dwellings with all matters reserved except access.

### Decisions

1. **Appeal A:** The appeal is allowed and planning permission is granted for up to 10 dwellings with all matters reserved except access at Land north of Abbey Lane, Aslockton, Nottinghamshire NG13 9AE in accordance with the terms of the application, Ref 17/02582/OUT, dated 30 October 2017, subject to the conditions set out in the attached schedule.
2. **Appeal B:** The appeal is allowed and planning permission is granted for up to 6 dwellings with all matters reserved except access at Land north of Abbey Lane, Aslockton, Nottinghamshire NG13 9AE in accordance with the terms of the application, Ref 18/01569/OUT, dated 2 July 2018, subject to the conditions set out in the attached schedule.

### Preliminary Matters

3. I have included the full site address in the banner headings in the interests of clarity and completeness.

House Plots	Sum (Steps Ground & First Floor)
1	93
2	93
3	108.8
4	108.8
5	108.8
6	108.8
7	93
8	93
9	93
10	93
<b>Total</b>	<b>993.2sqm</b>

Blue Edged Area - 4530.9sqm  
Red Edged Area - 5409.8sqm

Total - 9940.7sqm



Existing mature landscape screen along Eastern Boundary.

**SDA**  
STEVEN DUNN ARCHITECTS  
11008 880077 | s.dunn@stevendunnarchitects.co.uk  
www.stevendunnarchitects.co.uk

Project Name  
Proposed Development  
of Abbey Lane, Aslockton,  
Nottingham, NG13 9AE

Client  
Mr. M. Grace

Proposed Block & Site Location Plans

Date  
July 2017

Scale  
As Shown @ A3

Drawn  
M.G.

Checked  
M.G.

3810-A3-002





*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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Surveyors, Estate Agents, Valuers, Auctioneers