



## Residential Development Site Hockerton Road, Upton NG23 5TG



Book a Viewing!

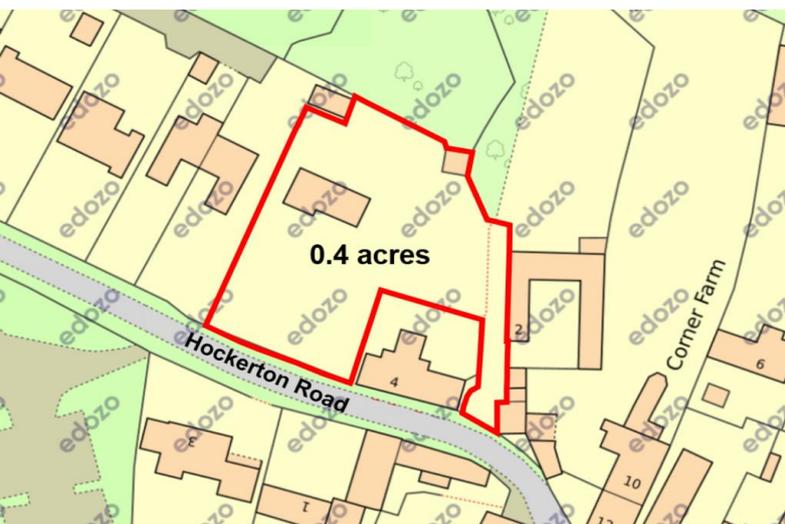
### Offers Over £500,000

Offering the ideal opportunity to purchase this prime Residential Investment, planning has previously been passed for Three Detached Properties on the site but has now lapsed or you may wish to modernise and extend the derelict house and retain this large private plot. Situated off Hockerton Road in a quiet location, elevated from the road the site currently offers a derelict detached property extending to approx 0.4 acres with outbuildings.

Plans show the elevations and floorplans of the former approved properties which are Two 2 Storey Detached Houses -1772sqft and 2152sqft and a Detached Bungalow- 576sqft. Previous Planning Reference – 20/01879/FUL, with Conditional Discharge – 22/00908/DISCON

In addition, the site offers the potential to modernise and extend subject to planning the current Derelict Detached House and to retain the plot as a large private garden with driveway and garage (subject to planning).

If you wish to discuss this superb Investment Opportunity please call us on 01636 813971.





Scale Bar



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Materials Schedule:

Roof - "Wick Ease" or "Kingspan" "One-Header Plastic" (Minimum 100mm void fill). Entrance Porch Roof - "Wick Ease" or "Kingspan" (Minimum 100mm void fill).  
 Walls - Random Bond facing bricks.  
 Windows & Doors - UPVC, colour "white".  
 Floorings - Tiles to Bathrooms and WC, woodwork.  
 Facias & Soffit (external) - UPVC, colour "black".  
 Bath Gutters - UPVC, colour "black".  
 Note - All materials subject to economic, availability.

Front Elevation

Side Elevation

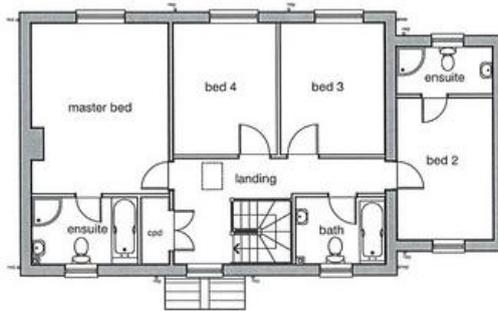
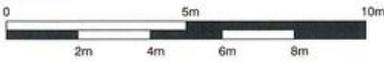
Rear Elevation

Side Elevation

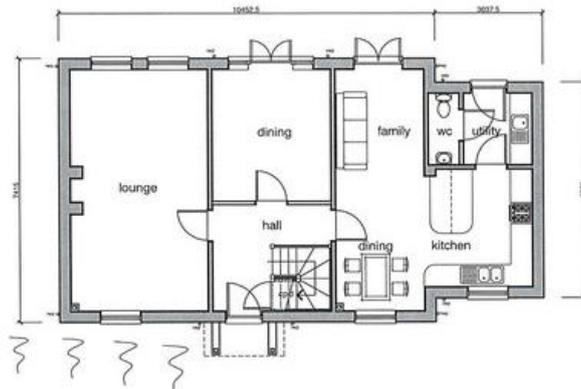
GRACE MACHIN  
 PLANNING & PROPERTY

1	Checking revision	21/11/21
2	Final not added to side elevations	19/12/21
3	Revision	Date
<p><b>GraceMachin</b>                  Residential Development                  Land at 6 Hockerton Lane, Upton                  Newark, Nottinghamshire</p>		
<p>Drawing: Plot 1 - Elevations</p>		
<p>Status: Planning</p>		
<p>Scale: 1:100 @ A3</p>		
<p>Date: November 2021</p>		
<p>Dreg. No: 1512G/018</p>		
Revision: B	Drawn by: mdf	 Artech Designs Ltd Architectural Consultants 15 Hockerton Lane, Upton Newark, Nottinghamshire Tel: 01632 842000 Email: info@artechdesigns.co.uk www.artechdesigns.co.uk

Scale Bar



First Floor Plan

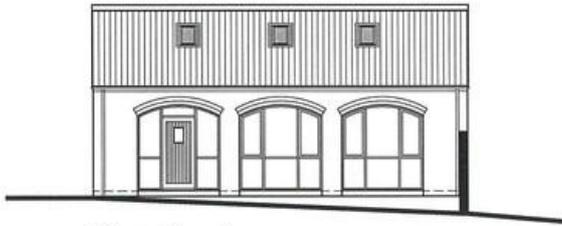


Ground Floor Plan

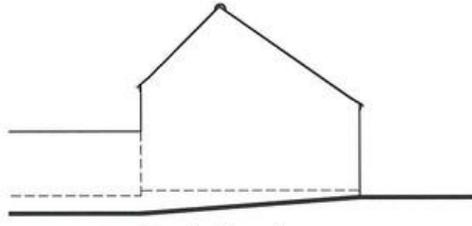
Gross Internal Floor Area = 164.6m<sup>2</sup> or 1772ft<sup>2</sup>



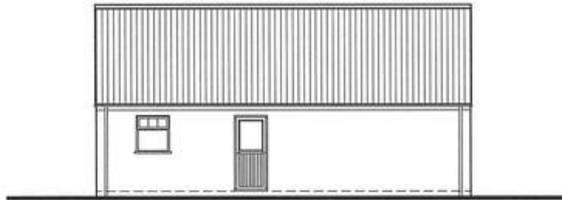
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West Elevation



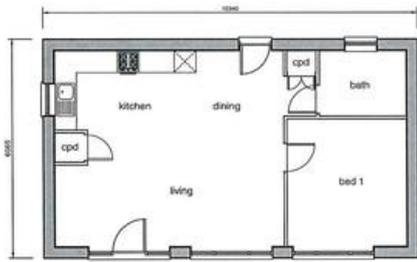
South Elevation



East Elevation



North Elevation



Plan Layout Gross Internal Floor Area = 53.5m<sup>2</sup> or 578ft<sup>2</sup>

**Materials Schedule:**

- Roof - "Clay" Pantiles
  - Walls - Reclaimed bricks
  - Fascia - Timber (Painted)
  - R/W/I Gutters - Cast metal, colour "black" with rise and fall brackets
- Note - All materials subject to economic value & availability

**GRACE | MACHIN**  
 PLANNING & PROPERTY

Revision	Description	Date
3	Rear door included	28-01-21
2	Crabtree roof extension	28-01-21
1	Drawing amended to 1 Plot only	28-01-21
A	Crabtree roof detail included	21-01-21

**GraceMachin**

Residential Development  
 Land at 6 Hockerton Lane, Upton  
 Newark, Nottinghamshire

Drawing: Plot 2 - Floor Plan + Elevations

Status: Planning

Scale: 1:100 @ A3

Date: November 2021

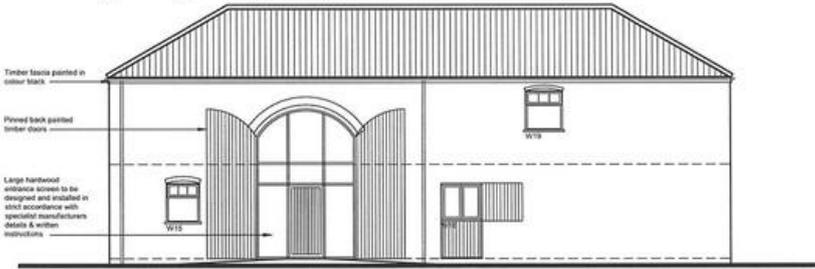
Draw. No: 1512G/019

Revision: D Drawn by: mdf

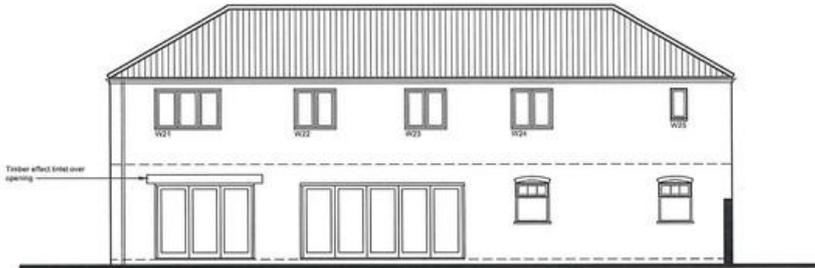
**Arttech Design Ltd**  
 Architectural Consultants  
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 Lincoln - LN6 7JH  
 Tel: 01509 202000  
 www.arttechdesign.co.uk



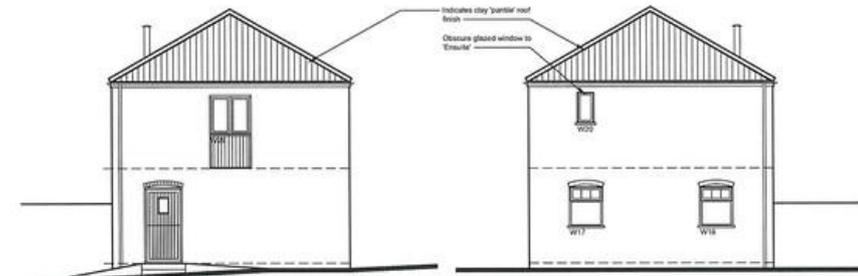
Scale Bar



North Elevation



South Elevation



East Elevation

West Elevation

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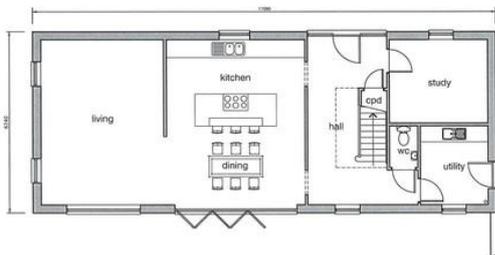
Materials Schedule:

- Roof - "Natural Slate" or "Clay" Pantiles
- Walls - Reclaimed bricks.
- Windows & Doors - Timber (Painted)  
 (Obscure glazing to Bathrooms and WC windows)
- Fascia & Soffit - Timber (Painted)
- RVP/ Gutters - Cast metal, colour "black" with rise and fall brackets
- Ventilation Grilles - Metal, in colour "black". First floor vents & EVP's to terminate to a roof tile ventilator to match profile of roof tile/slate
- Note - All materials subject to economic value & availability

GRACE | MACHIN  
 PLANNING & PROPERTY

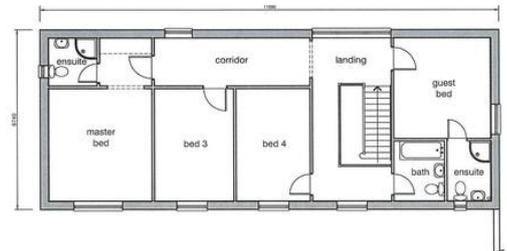
A	Capex embed	20/11/22
Revision	Description	Date
<b>GraceMachin</b>		
Residential Development Land at 6 Hockerton Lane, Upton Newark, Nottinghamshire		
Drawing: Plot 3 - Elevations		
Status:	Planning	 <small>Arttech Design Ltd                  Architecture Consultants                  44-46 Church House - Blue Bell                  Lane - Upton - Newark                  The original architect                  who designed the house                  and original drawings etc.</small>
Scale:	1:100 @ A3	
Date:	September 2020	
Draw. No:	1512G/013	
Revision:	A	

Scale Bar



Ground Floor Plan  
 Gross Internal Floor Area = 200m<sup>2</sup>

Scale Bar



First Floor Plan



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