



Land at Sandlands Court
Off Fulmar Close
Forest Town
Mansfield
Nottinghamshire
NG19 0HA

Guide Price
£275,000

COMMERCIAL DEVELOPMENT OPPORTUNITY

0.3137 acres (0.127 hectares)

Approximate Site Area

FOR SALE

FEATURES INCLUDE....

SUITABLE FOR ALTERNATIVE USE (STP) | AN ESTABLISHED RESIDENTIAL LOCATION | READY FOR IMMEDIATE DEVELOPMENT

Location

The location is off Sandlands Way, close to Fulmar Close, within a short distance of the A6117, Old Mill Lane, which travelling west links with the A60, Leeming Lane South, to the northern environs of Mansfield Town Centre.

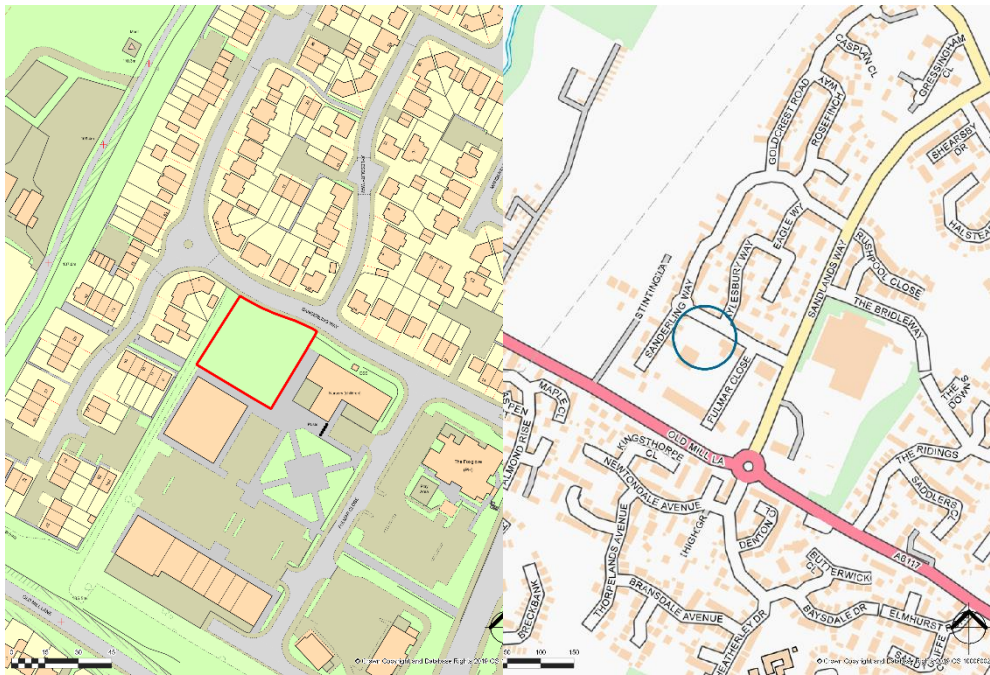
The site forms part of a neighbourhood scheme totalling approximately 12,000ft² of retail space, together with a 92 place day nursery and a KFC and Costa drive thru.

Description

The subject site forms part of the Sandlands Court development which was originally undertaken by Henry Boot Developments.

The site itself Comprises a relatively level plot of land which extends to 0.3137 acres / 0.13 hectares.

The site is prominently situated with a frontage to Sanderling Way and forms part of the Sandlands Court neighbourhood development scheme.



Map View

Plan View

Accommodation

Site Area 0.3137 acres
 0.127 hectares

Planning

Planning consent was originally granted (2013/0273/NT 29/07/2013) for the construction of a two storey building for mixed use development. That consent has now lapsed.

The property is therefore suitable for a number of alternative uses, subject to planning consent, but does not include A1 Food use.

Interested parties are advised make their own enquiries by contacting Mansfield District Council for further planning information on 01623 463463.

Price

£275,000

(Two Hundred and Seventy Five Thousand Pounds)

Tenure

Long leasehold for a period of approximately 191 years expiring on 19/11/2029 at a peppercorn if demanded. Currently there is a service charge of £4,360 per annum payable, together with insurance plus VAT. Under the terms of the ground lease the Tenant has the right to assign or sub-let the entire premises. As and when a building is constructed the ground rent will reduce accordingly pro rata.

VAT

It is understood that VAT is not applicable on the purchase price.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that connections to mains services are available in close proximity to the site. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the Joint agents;

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