



North Street
Huthwaite
Sutton in Ashfield
Nottinghamshire
NG17 2PE

Offers Invited

RESIDENTIAL DEVELOPMENT SITE

2.23 hectares (5.52 acres)

Approximate Site Area

FOR SALE

FEATURES INCLUDE....

OUTLINE PLANNING CONSENT FOR UP TO 90 RESIDENTIAL DWELLINGS

Location

The premises are located on North Street in Huthwaite which is a well recognised suburban area located approximately 1 mile to the west of Sutton in Ashfield and 5 miles to the west of Mansfield town centre.

Huthwaite is also situated approximately 15 miles north of Nottingham City Centre and 20 miles to the south of Sheffield City Centre and lies approximately 2.5 miles to the south east of Junction 28 of the M1 motorway. The surrounding area is predominantly residential in nature, although there are commercial users nearby.

Description

Until recently the site has been used by Quantum Clothing for their UK Headquarters and for the storage of hanging garments.

The premises are currently undergoing demolition and will comprise of a flat, cleared site ready for development.

The site is rectangular and slopes downhill from its southern end, which fronts the high street.



Map View

Plan View

Planning

Outline Planning Consent has been granted for residential development for up to 90 dwellings, under Planning Application Number V/2015/0264 and Appeal Number APP/W3005/W/16/3153990.

A draft Section 106 Agreement is in place for no less than 10% of the dwellings to be affordable housing.

For further information please contact Ashfield District Council on 01623 450 0000.

Price

Offers invited.

Terms

We are seeking initial expressions of interest on both an unconditional or conditional basis for the Freehold interest.

VAT

Unless stated all prices are quoted exclusive of Value Added Tax (VAT).

Legal Costs

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

Services

We understand that mains electricity, water and drainage are connected to the site. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

The site can be viewed at any time.

Further Information

Further information is available upon request to include:

- Stage II Enviro Survey.
- Title documentation.
- Ecology and Highways studies.

Contact

Any further enquiries should be made through:

Matthew Wade

Telephone: 0115 941 5241

Email: mjw@mussonliggins.co.uk