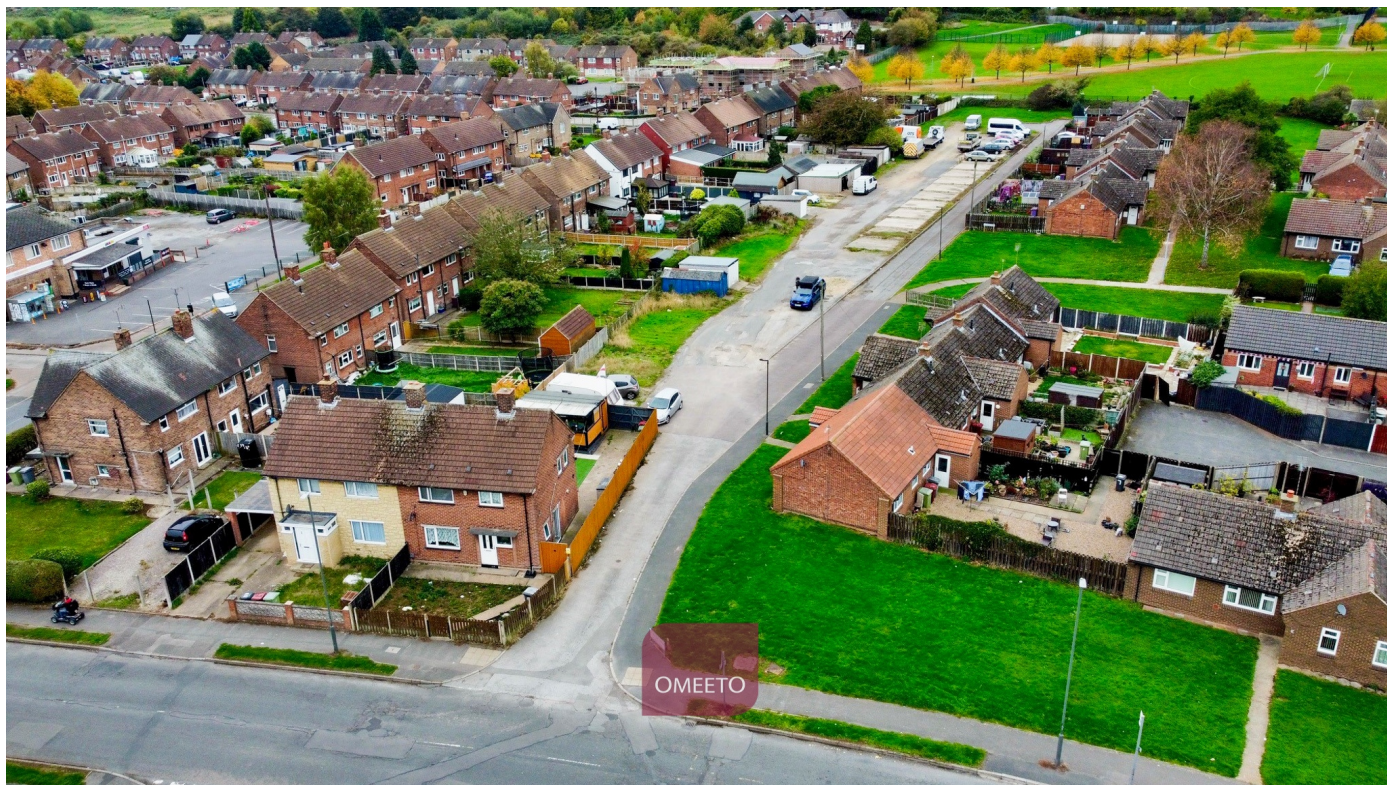


LAND, FOR SALE

ROWAN DRIVE

Shirebrook, Mansfield, NG20 8HE



KEY FEATURES

- Price: £290,000 Guide price
- 0.87 Acres (0.35 Hectares)
- Within established housing estate
- Adjacent The Shirebrook Academy
- Within 0.1 mile of neighbourhood shops & bus stop
- 0.8 mile from Shirebrook Town Centre

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LOCATION

Shirebrook is in the Bolsover district of Derbyshire, approximately 5.6 miles north of Mansfield and 11 miles east of Chesterfield. Rowan Drive is a residential street c 0.8 mile walk north of Shirebrook town Centre.

A good range of local amenities are in the immediate vicinity: The Shirebrook Academy lies immediately west of the site, 0.1 miles to the south there is a parade of local neighbourhood shops with a Family Shopper Convenience Store and 0.2 miles beyond this is the Park Infant and Junior School.

DESCRIPTION

Site for sale. In densely populated residential area. Close to amenities and public transport.

Local Authority residential garage site with the majority of garages now demolished. Vehicle and pedestrian access rights may apply to homes on Recreation Road and Rowan Drive.

ACCOMMODATION

The site area has been calculated from OS mapping.

| FLOOR | Acres | Hectares |
|--------------|-------------|-------------|
| TOTAL | 0.87 | 0.35 |

PLANNING

The land is within the settlement framework for Shirebrook but does not have a specific allocation.

SERVICES

There are no services connected to the former garages. It is our understanding mains services are located at Pear Tree Drive. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

TENURE

Land for freehold sale. As per the site plan, 5 garages on the site are not in the vendors possession and are therefore excluded from any Sale. The local authority bungalows to the north of Rowan Drive are to retain a right of access.

Unconditional offers are preferred.

PRICE

The premises is available to buy for £290,000 Guide price.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

VIEWING

Roadside inspections are possible. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

13-Jan-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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01332 840328

07471072799

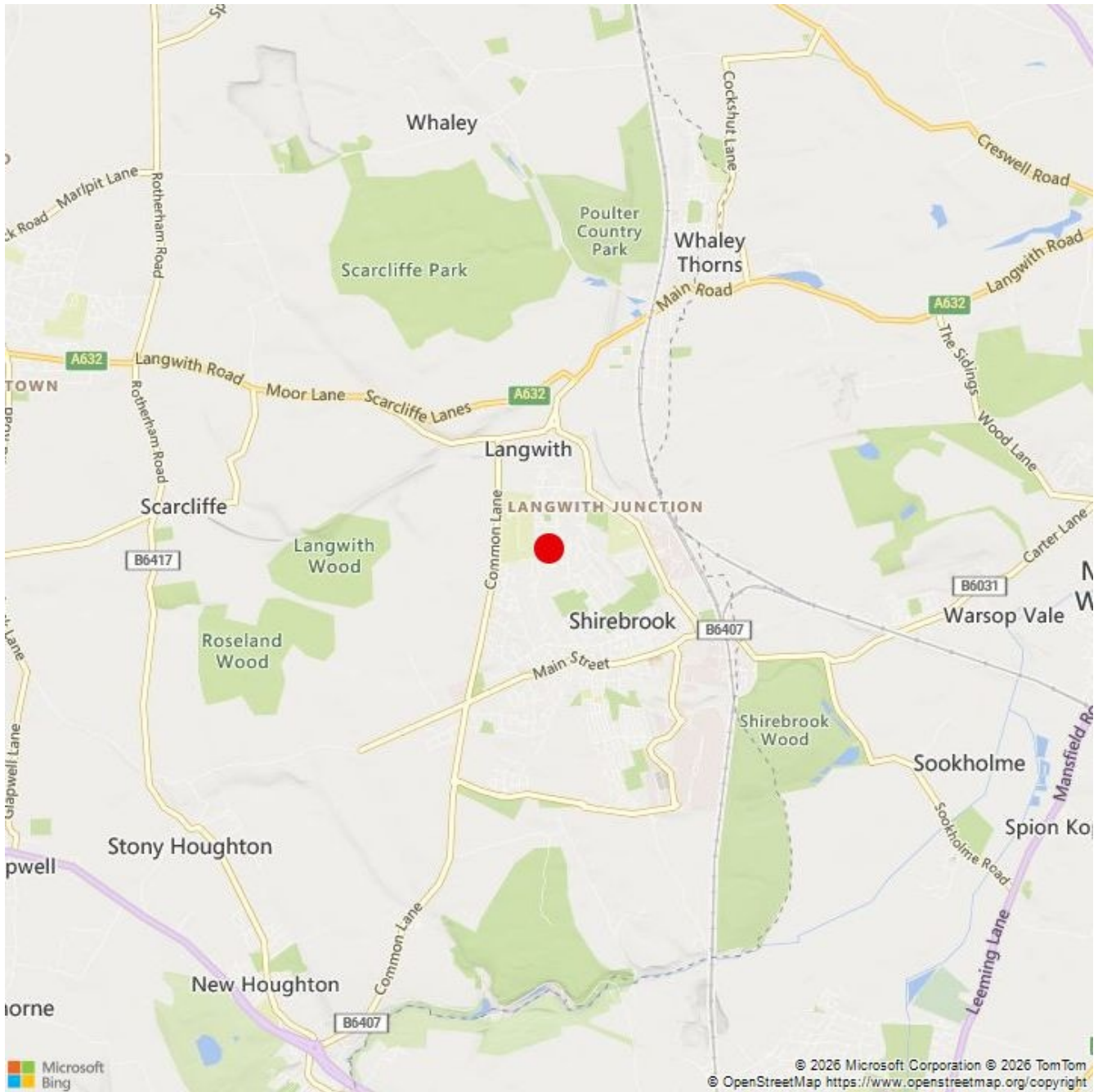
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IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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