

FOR SALE (MAY LET)

PRIME DEVELOPMENT LAND

Coxmoor Road, Sutton in Ashfield, Nottinghamshire, NG17 4NE



Promap
LANDMARK INFORMATION

Key Highlights

- Prime land extending to 5.54 acres (2.24 hectares)
- Adjacent to the A38 and within 4 miles of J28, M1
- Secure site with good frontage to Coxmoor Road
- Freehold
- Planning consent for warehouse/depot and outside storage
- Potential for a variety of uses including industrial/warehouse, builders merchants or trade counter, roadside retail/leisure (subject to planning)

SAVILLS NOTTINGHAM
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LOCATION

The property is located approximately 1 mile east of Sutton in Ashfield town centre which lies 4 miles west of Mansfield, 18 miles north of Nottingham and 21 miles north west of Derby.

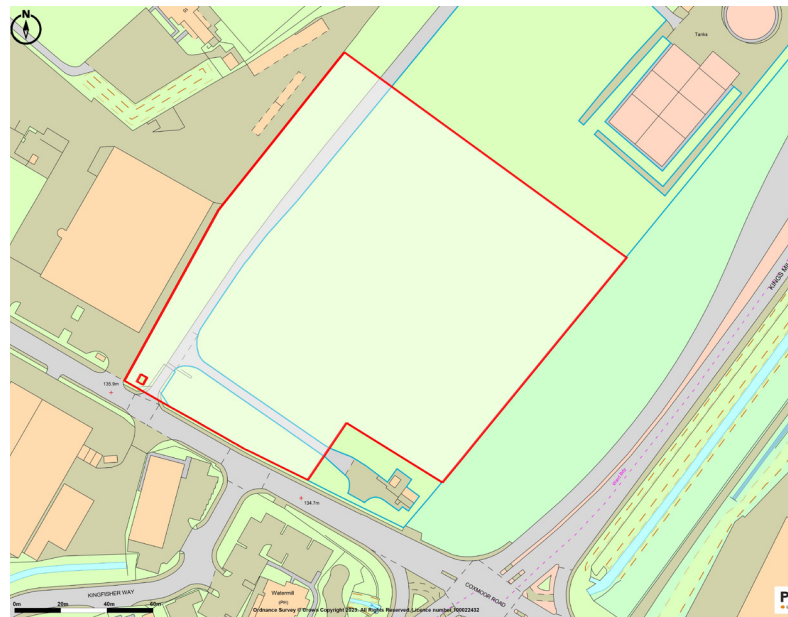
The property fronts Coxmoor Road (B6139), close to its junction with Kings Mill Road East (A38) which gives access to J28 of the M1 motorway, which lies approximately 4 miles to the west.

The property is situated within a mixed use area including a pub/restaurant, care homes, motor car workshop, children's indoor play centre, builders merchants and self-storage unit.

DESCRIPTION

The site is of a regular shape and is accessed from Coxmoor Road via a shared gated entrance. The land is generally level and currently comprises predominantly grassland. There are access roads crossing parts of the site to existing Severn Trent Water facilities, which we understand can be repositioned if required.

The site extends to approximately 5.54 acres (2.24 hectares) and benefits from a wide frontage to Coxmoor Road of some 90m (295 ft).



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TENURE

Freehold

PLANNING

The land has no current planning designation within the current 2002 adopted Ashfield Local Plan.

Planning consent (Ref: V/2023/0065) granted 11/01/2024 for Warehouse/Depot Building and associated outside storage and parking area.

The site is considered to have potential for a variety of uses including industrial/warehouse, builders merchants/trade counter, roadside retail, leisure or care home use, subject to planning.

Interested parties are advised to address their further enquiries direct to the planning department of Ashfield District Council, Tel: 01623 450000.

TENURE

Available on a freehold basis or alternatively our client may give consideration to leasing the land.

GUIDE PRICE

Offers in excess of £1,500,000.

VAT

VAT is payable in addition to the agreed sale price.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors instructed.

FURTHER INFORMATION

More detailed information is available upon request, including :-

- Planning consent
- Phase 1 & 2 ground investigation reports
- Flood risk assessment
- Drainage Surveys
- Ecological report
- Geology report
- Transport Assessment

VIEWING AND FURTHER INFORMATION

Strictly by appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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