



Land To The Rear Of Park View, Haddon Street, Sutton In Ashfield, Nottinghamshire, NG17 2DQ

Offers in the region of £170,000

Approximately 1,027 sq.m (0.025 acres).

With Planning Consent for a maximum of 3 dwellings.

LOCATION

The land is situated on the north side of Haddon Street which is a cul-de-sac off Glenn Street which in turn, is off Stoneyford Road, which is the Sutton in Ashfield to Tibshelf road.

Haddon Street is within easy walking distance to the centre of the large town of Sutton in Ashfield which provides a wide range of facilities including the Idlewells Shopping Centre, indoor and outdoor markets, regular bus services to Nottingham, Mansfield and Alfreton which are some 14, 4 and 8 miles away respectively.

The town has very good road access via the A38 to Junction 28 of the M1 motorway and there is a rail service from Kirkby via the Robin Hood Line to Mansfield and Nottingham.

DESCRIPTION

The land was originally part of the garden of Park View with level, established boundaries with close boarded fencing to the north of Park View.

Haddon Street is developed with older detached and more modern detached bungalows and modern houses nearby.

The site is within walking distance of the Quarrydale Academy.

MEASUREMENTS

The site has a frontage of 15.75m with approximately 46.7m and a rear width of approximately 34.5m.

Total site area is 1027sq.m (0.025 acres)

PLANNING



Outline Planning Consent was granted by Ashfield District Council in accordance with Decision Notice V/2016/0782 for a maximum of 3 dwellings. A copy of the Planning Consent is available for inspection at the Agent's office.



SPECIAL NOTE

Interested parties should be aware that the site plan that accompanied the Planning application has been varied as now, the plot width for Plot 3 has been reduced as there is a 4m access to the right hand side of Park View.

SERVICES

We understand that mains water, gas and electricity are in connection but interested parties should make their own enquiries with the relevant authorities.

ASKING PRICE

Offers of around £170,000.

METHOD OF SALE

The land is to be offered for sale by private treaty.

LEGAL COSTS

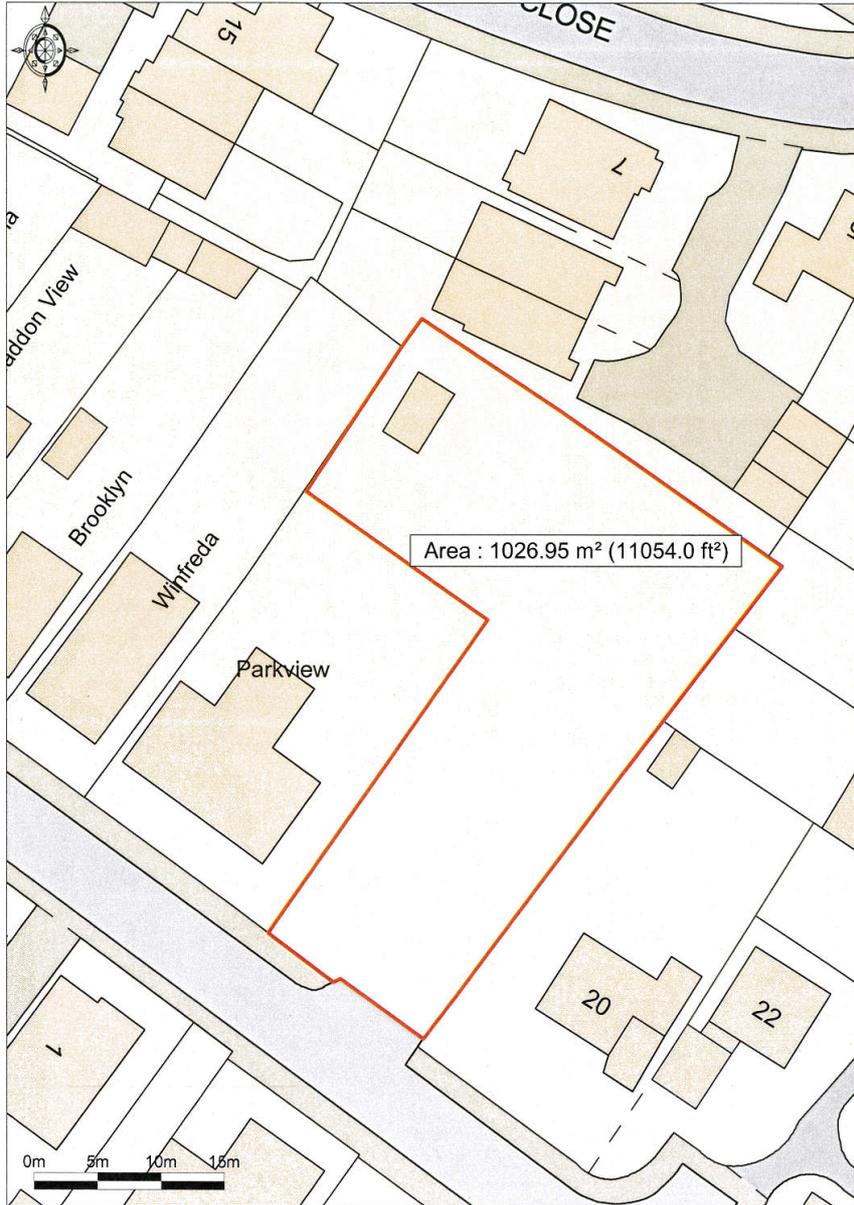
Each party is to be responsible for their own costs.

FLOOR PLANS

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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