

BECK LANE I I SUTTON-IN-ASHFIELD I NG17 3AH

BuckleyBrown ESTATE AGENTS

DO NOT MISS OUT ON... An exciting opportunity with this plot of land location in the convenient area of Sutton-in-Ashfield. The location is sure to be a hit, with great access to community links with excellent bus services, direct trains to Nottingham, and convenient road links to the A38 and M1 just a short drive away. In addition, there are Oftsed rated 'Good' schools within close proximity, ideal for prospective families.

Sitting just shy of 4000 square meters with outline planning permission for nine dwellings. Located within the immediate area are a range of excellent transport links to the A617, A38 and Motorway along with convenience shops and schools.

At present, the outline plans account for a mix of detached and semi-detached properties with all matters reserved - excluding access - this allows you full flexibility for your vision to come to life. There have been a number of surveys completed on the land available upon request. You will be able to find the full planning application under the reference of V/2023/0054 granted by Ashfield District Council.

Contact our office today on 01623 633 633 to enquire further!









Gross Development Value

Our helpful negotiators will be more than happy to discuss any potential income to be made on your purchase of this plot, with advise from our expert valuers.

History of Plot

At the time of purchase the plot the sellers have advised as a vacant plot, currently with a derelict garage present.

Site location

The land adjacent 113 Beck Lane borders Mansfield town and Sutton-in-Ashfield, both areas thriving with opportunity for families with employment, education and social links. With easy access to the A617, A38 and the M1 the area is perfect for working professionals and families alike, with links to both busy commutes and popular local attractions nearby.

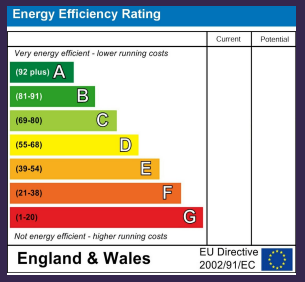








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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