



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

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**John Sankey**  
 Estate Agents



Boundary line is for  
 strative purposes only



LAND, Clipstone Drive, Forest Town, Nottinghamshire, NG19 0JL  
 (circa 1 acre plot)

£675,000



# Clipstone Drive

## Forest Town

Prime Development Opportunity: Land with Outline Planning Permission

Application REF: 2009/0831/NT

Situated in a picturesque setting surrounded by woodland within a well-regarded area, this expansive piece of land offers a rare opportunity for discerning developers and investors. Boasting outline planning permission for six high-end dwellings, the circa 1 acre plot presents immense potential for further enhancement and development. Furthermore the "valley area" is in addition to the area over which planning has been granted, therefore offers huge scope to enhance the planning permission. With local amenities conveniently close by, residents will enjoy easy access to essential services and facilities.



Adjacent to the land lies a tranquil woodland area which is circa 6.5 acres and also owned by our clients, adding to the property's appeal and providing potential for increased amenity space or additional development opportunities (subject to separate negotiations). The serene setting offers a peaceful and private environment, ideal for the construction of individual executive properties.

Notably, the absence of ransom strips on the spur road entrance streamlines the development process, minimising potential hurdles and facilitating smoother progress. Whether you're an experienced developer seeking a new project or an investor with a long-term vision for major development, this property presents an exciting and lucrative opportunity.

Don't miss out on this unique chance to acquire a prime piece of land with excellent development potential. Contact us today to learn more and explore the possibilities.

