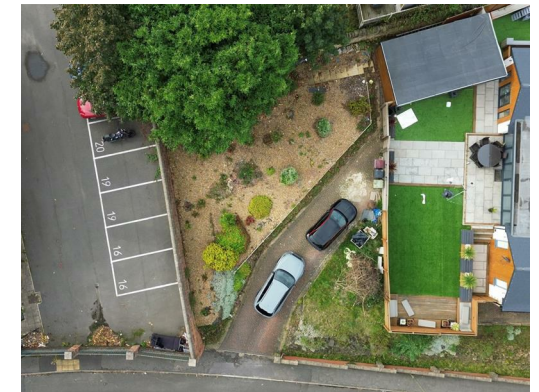


Location Plan Scale 1:1250



LAND ADJACENT 39 CHURCH DRIVE | SHIREBROOK | MANSFIELD | NG20 8DE



PRIME DEVELOPMENT OPPORTUNITY! A fantastic opportunity to build your dream home within the town of Shirebrook, an area full of development and surrounded by local rural hotspots. Whether you are looking for a cozy retirement retreat, a haven for your family or a wise investment opportunity, this land provides endless possibilities. This generous plot of land comes with full planning permission for a 2 bed detached dormer bungalow, allowing you to completely tailor your home to your desires. The plans are designed with modern living in mind, as you enter through the hallway to the left is a convenient office space to the front and a private lounge to the rear. Ideally both a utility and WC have also been accounted for as you cross through the hallway. The entire right side of the property benefits from a full open plan kitchen, living dining area, perfect for hosting and entertaining. Opening up to the garden through bi-fold doors, giving a perfect opportunity to bring the outdoors in! Upstairs two generous sized bedrooms have been designed with dormer windows for a perfect nook, along with a family bathroom between the two.

Act fast and contact our Land and New Homes team today on 01623 633 633!

Location

Shirebrook is a small town located in the county of Derbyshire. It is known for its close-knit community and nearby tourist attractions, such as Hardwick Hall, Bolsover Castle and Creswell Craggs. The area also flourishes with work opportunities, essential shops, schools and a train line directly through to Nottingham and Worksop, making the area also perfect for working families and commuters.

Planning

More information can be found on Bolsover District Council under the reference 21/00478/FUL

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 advice from our expert valuers.

BuckleyBrown Estate Agents

55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

