



# Offers Over £60,000 Freehold

LAND AT COLUMBIA STREET | HUTHWAITE | SUTTON-IN-ASHFIELD | NG17 2JD

**BuckleyBrown**  
ESTATE AGENTS



CALLING ALL DEVELOPERS!...An opportunity to acquire a potential building plot subject to planning.

The land stands in the village of Huthwaite, Nottinghamshire, which is nearby to an excellent range of shops and amenities, including the terrific Brierley Forest Park! Not to mention great commuter links including the A38 and M1.

The land has no planning permission and all conditional or unconditional offers will be considered - subject to contract. All enquiries relating to planning matters, ground investigations, service connections, drainage etc are to be carried out at the purchaser's expense.

If this site is of interest to you then please get in touch with our team today!







### 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.





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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

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BuckleyBrown Estate Agents

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

t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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