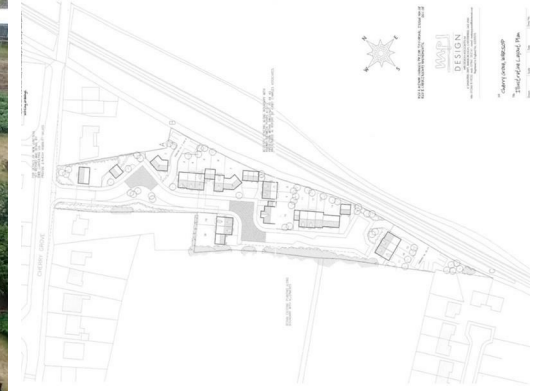




Offers Around £550,000 Freehold

CHERRY PADDOCKS CHERRY GROVE | WARSOP | MANSFIELD | NG20 0JZ

BuckleyBrown
ESTATE AGENTS

SURVEYS AVAILABLE UPON REQUEST!...This 1.79 acre plot with spectacular countryside views has supported 'pending outline planning permission' for 19 units, subject to signing of a Section 106 agreement. The plot includes a detached bungalow with 1.79 acres of garden. Current plans are for the demolition of the existing dwelling and construction of 19 units. Cherry Paddocks is an unmissable opportunity for any developers looking to invest in Warsop, Nottinghamshire. It is without a doubt the area is growing in popularity as neighbouring towns begin to expand and attract business, which is why there is no time better than now to make a purchase.

There are possible options for drainage solutions and various surveys have been undertaken.

You will be able to find further information in relation to the planning application under the references 2012/0275/NT and 2009/0235/NT granted by Mansfield District Council.

Viewings are by appointment only, please contact the office to arrange your viewing today!

Location

In the heart of the ever growing Warsop, Cherry Paddocks is the perfect development opportunity as a hotspot for families, investors and first time buyers alike. Although currently a small rural town, Warsop is located within 15 minutes of Mansfield, which is a fast developing town. There has never been a better time to invest in the area, with prices rising in Mansfield we are already seeing a number of successful projects in the area.

History of plot

The area has previous use as stables and privately owned grasslands - this is a great opportunity to bring vacant and underused land back into beneficial use for the community, whilst preserving the countryside views surrounding.

Planning

Outline planning has been issued, pending signing of a S106 Agreement, for the development of 19 units as of June 2012.

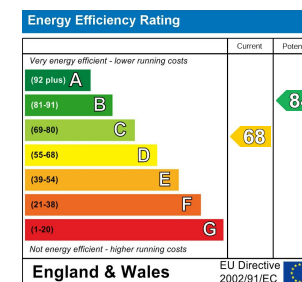
Surveys have been carried out including a tree survey, ecology survey, transport survey and a noise assessment.

Site area

The total floor area of the plot compromises of approximately 1.79 acres.

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.



BuckleyBrown Estate Agents

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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.

