



Guide Price £65,000 Freehold

70A SHORT STREET | | SUTTON-IN-ASHFIELD | NG17 4GD

BuckleyBrown
ESTATE AGENTS

Prime Development Opportunity – Sutton-in-Ashfield!

An opportunity awaits to acquire a versatile plot of land in the highly desirable Sutton-in-Ashfield area, presenting endless potential for aspiring homeowners and developers alike. Whether you are envisioning your bespoke dream home or a residential development, this site offers a remarkable blank canvas to bring your vision to life.

The current owner suggests this site could ideally accommodate a spacious three-bedroom detached house complete with a garage (subject to the necessary planning permissions). However, with no formal planning permission currently in place, the possibilities remain wide open for you to explore various development options, allowing you to tailor the project to your precise requirements and preferences.

Strategically located in a sought-after setting, this plot provides convenient access to a wide range of local amenities, reputable schools, and excellent transport links, enhancing its appeal for both private residence and investment purposes.


Whether your ambition is to craft a one-of-a-kind home or undertake a rewarding development venture, this plot represents as the perfect opportunity.

All planning enquiries and proposals should be directed to Ashfield District Council for approval.

Don't let this rare opportunity slip by—enquire today to explore the full potential of this remarkable site!



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		
(12 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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