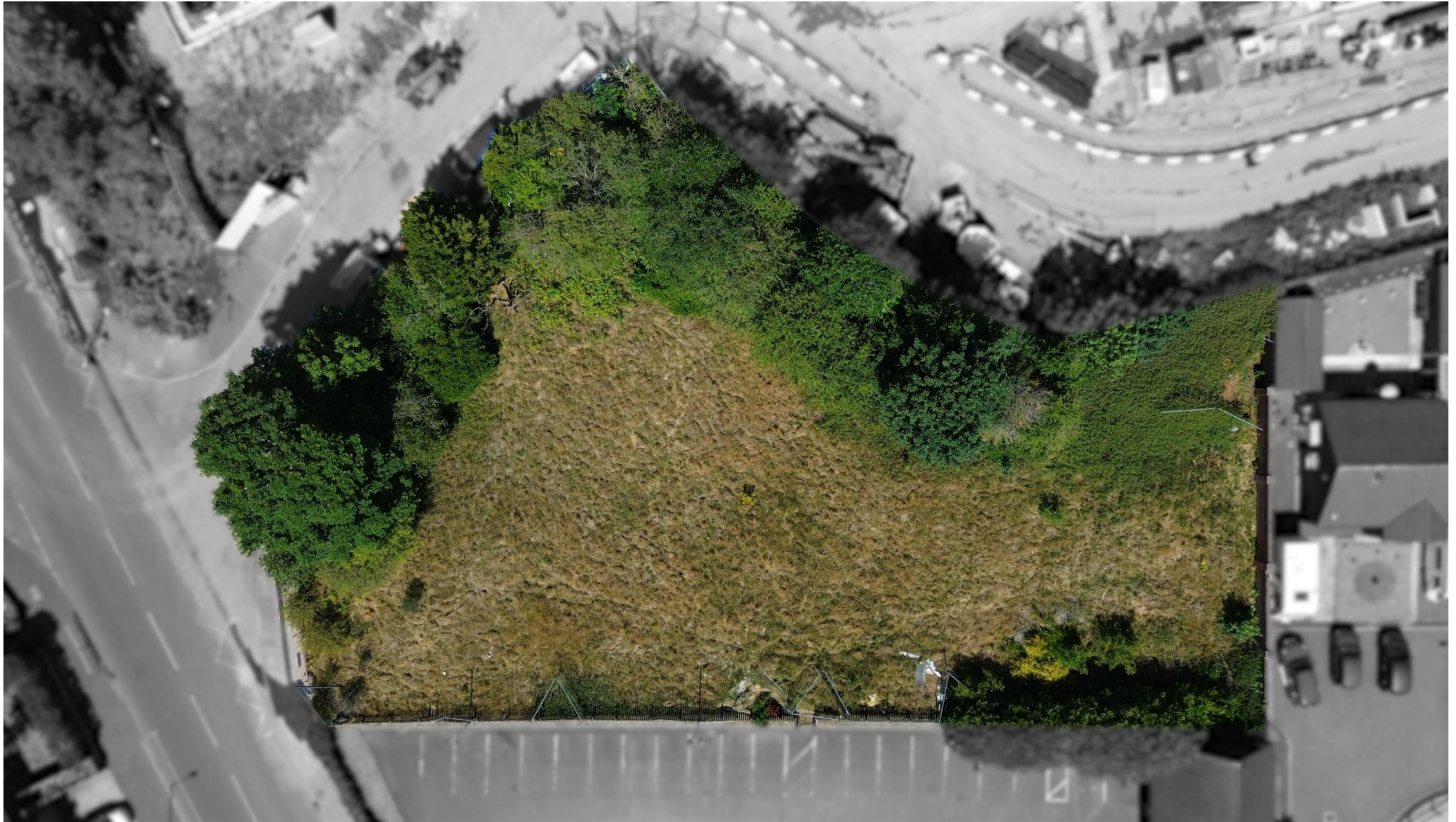




Guide Price £350,000 Freehold

LAND ADJACENT TO RAVENSDALE HOTEL SHERWOOD HALL ROAD | | MANSFIELD | NG18 2DX

BuckleyBrown
ESTATE AGENTS

FANTASTIC RESIDENTIAL DEVELOPMENT OPPORTUNITY

A rare opportunity to acquire a well-positioned plot of land in the highly sought-after area of Mansfield. Extending to approximately 0.52 acres, this site is perfectly situated close to an excellent range of local amenities, including schools, shops, leisure facilities, and convenient transport links, making it an ideal location for residential development. It is within close proximity of the A60, A6117, A6191 and A617.

The land comes with a grant of conditional planning permission for the construction of seven new dwellings, comprising a carefully considered mix of three different house types to suit a variety of buyers and market demands. This thoughtfully designed scheme offers a great opportunity to create a modern residential community in an established and popular area.

You will be able to find the full planning application under the reference of 2023/0663/FUL granted by Mansfield District Council.

Contact our office today on 01623 633 633 to enquire further!





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.

Street View Image
The street view image is for information only.





Client
Mansions PLC
Project
Residential Development
Location
Ravensdale Road, Shrewsbury Hill Road, Mansions, NO18 2DX
Drawing Title
Proposed Site Plan

Drawing No.
(80)01
Revision
D8



DJB Architectural Services
Tel: 07842 221774
Email: djbarchitectural@btinternet.com

Project Number	Scale	Date	Drawn	Checked	Stage	Sheet Number
55	1:500 @ A3	AUG_23	DB	DB	PLANNING	55_DJB_RH_XX_DE_A_18001

Rev: D8 Visibility Spray added Feb/ 24
Rev: D7 Refuse bins added Feb/ 24
Rev: D6 Retaining wall heights added Feb/ 24

- Site Ownership Boundary (0.21ha / 5.22acres)**
- Additional Client Owned Land**
- EV**
Electric car charging vehicle point
- Archaeological Key**
- Proposed Trees (See Landscape Plan for further details)
 - Existing Trees
 - Existing hedge to be retained
 - Proposed hedge consisting of Hawthorn, Blackthorn, Dog Rose and Field Maple
- Landscaping Key**
- Top Soil - Rear Gardens with grass seed
 - Brick permeable Paving - Marshalls
 - Tarmac 65 traditional paving
 - 600x600mm concrete paving slabs for back garden patio
- Refuse Key**
- Proposed household bin storage point
 - Proposed bin collection point
- Ecological Enhancement Key**
- Bird Box Location

Proposed Housetype Schedule

Type	Size	Area	No.
Type A	3 Bed	96 SqFt	3
Type B	3 Bed	96 SqFt	3
Type C	3 Bed	96 SqFt	1
TOTAL			7

Site Area 0.21 ha **Site Housing Density** 32 Dwellings

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

LAND ADJACENT TO
RAVENSDALE HOTEL
SHERWOOD HALL ROAD
MANSFIELD
NG18 2DX

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