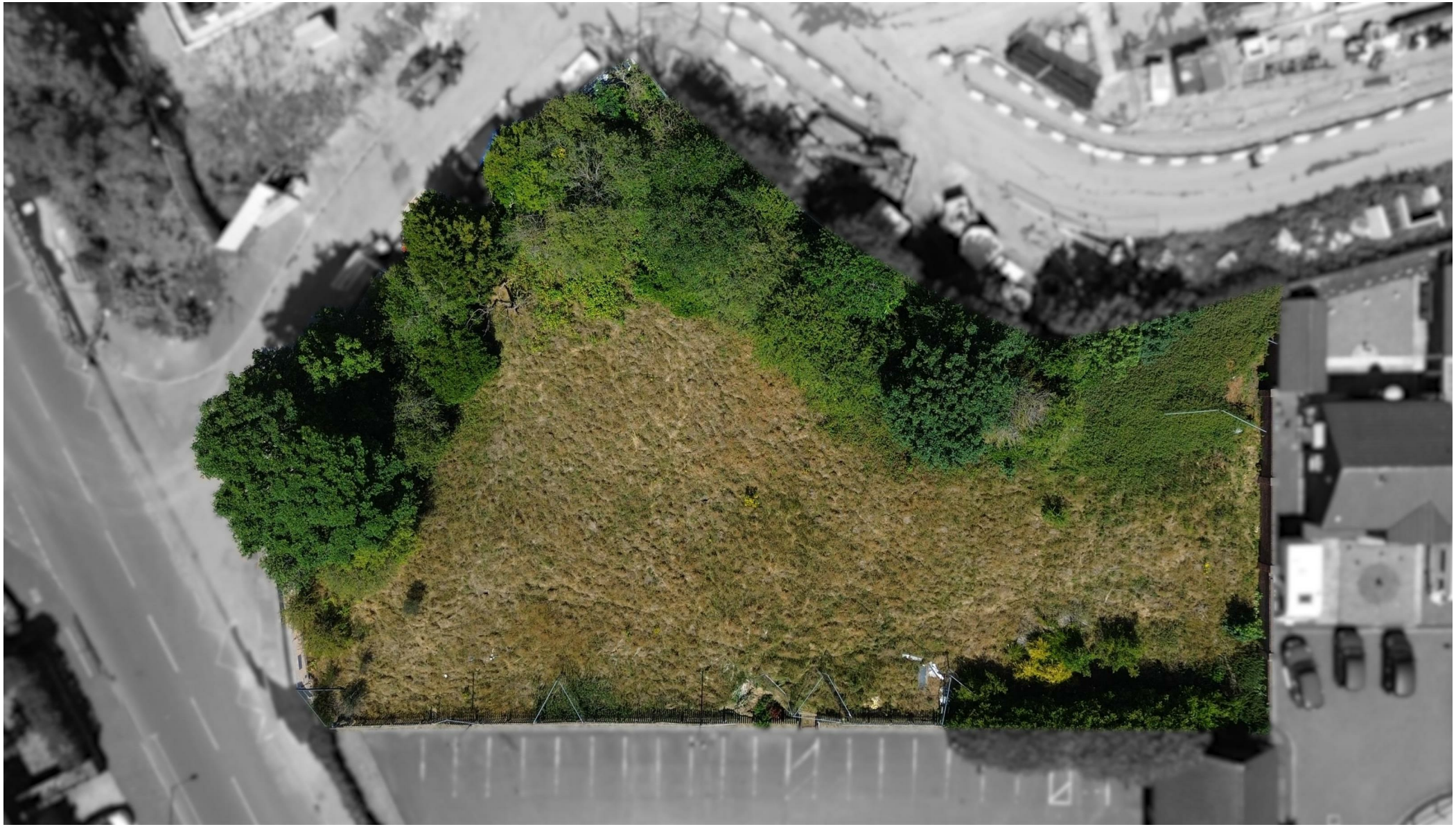


Offers In The Region Of £350,000 Freehold

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.

DISCLAIMER - This drawing and the building works described are the copyright of DJB Architectural Services and may not be reproduced or given disclosured to another party without the express written permission of DJB Architectural Services.

All dimensions are to be checked on site and this Architect is to be notified of any discrepancies prior to commencement of any work.

Do not scale.

Care is taken that all materials specified are suitable for their purpose, all construction details shown are that of good trade practice. It is not such which the work is to be done on that behalf.

All building work must comply with the Building Regulations and the requisite local or statutory authorities.

Notes

No	Date	Description	Drn

Site Ownership Boundary (0.21ha / 0.52acres)

Additional Client Owned Land

EV Electric car charging vehicle point

Arboricultural 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

Landscape Key

Top Soil - Rear Gardens with grass seed

Block permeable Paving - Marshalls **Tegula 60 traditional paving**

600x600mm concrete paving slabs for back garden patios.

Refuse Key

Proposed householder bin storage point

Proposed bin collection point

Ecological Enhancement Key

Bird Box Location

(Nestor Built Eco Habitat brick box)

Proposed Housetype Schedule

Type	Style	GIA	No.
Type A	3 Bed	96.5m²	3
Type B	3 Bed	96.5m²	3
Type C	3 Bed	94.5m²	1
TOTAL			**7**

Site Area	Units	Site Housing Density
0.21 ha	7	33.33u/Ha

Rev. D8	Visibility Splay added	Feb' 24
Rev. D7	Refuse area added	Feb' 24
Rev. D6	Retaining wall heights added	Feb' 24

1:50 = 2.5m 1:100 = 5m 1:200 = 10m
1:500 = 25m 1:1250 = 62.5m 1:2500 = 125m

N

Client
Manton's PLC

Project
Residential Development

Location
Ravensdale Hotel, Sherwood Hall Road, Mansfield, NG18 2DX

Drawing Title
Proposed Site Plan

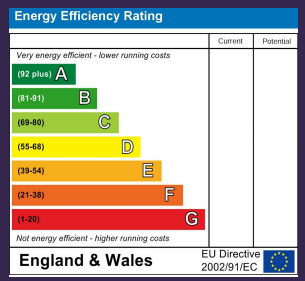
Drawing No.
(80)01

Revision
D8

DJB Architectural Services
Tel: 07842 221774
Email: djbarchitecturalservices20@gmail.com

Project Number	Scale	Date	Drawn	Checked	Stage	Sheet Number
55	1:500 @ A3	AUG_23	DB	DB	PLANNING	55_DJB_RH_XX_DR_A _(80)01

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.



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SHERWOOD HALL ROAD
MANSFIELD
NG18 2DX

BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND t: 01623 633 633
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP t: 01623 633 633
1 Market Place | Bolsover | Chesterfield | S44 6PN t: 01246 605121
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