



Offers Over £80,000 Freehold

LAND TO THE REAR, 128 HUTHWAITE ROAD | | SUTTON-IN-ASHFIELD | NG17 2GX

**BuckleyBrown**  
ESTATE AGENTS



**BUILDING POTENTIAL!** Subject to planning...If you are looking for a new building opportunity, look no further! This plot of land has lapsed conditional outline planning permission for a dormer bungalow. Please enquire further with the branch for documents relating to the application

Located in Sutton-In-Ashfield, a market town located within Nottinghamshire, featuring excellent links to the A38 and M1, providing easy access to neighbouring towns and cities such as Mansfield, Nottingham and Derby. The town centre benefits from a range of shops and amenities that cater well to families and include Lammas Leisure Centre, Lawn Pleasure Ground and its own nature reserve, Brierley Forest Park - Perfect for both self builders and investors alike.

Sound good? Get in touch with our team today to find out more!



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.

Planning  
Planning ref: 2005/1093 with Ashfield District Council, illustrates previous

conditional outline planning permission for a residential development, it has been advised the plans are relative to other recent developments on Springwood View Close. All information has been provided by the seller. All enquiries are subject to completing independent due-diligence prior to purchase.

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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.

