

Land at Priestic Road Northern View, / Northern View, Sutton in Ashfield,
NG17 2AQ



Land for Residential Development opportunity at Priestic Road, Sutton in Ashfield

- Lapsed Outline Planning Application for development of 24 houses
- Semi-detached and terraced houses with net saleable area of 22,600 sq.ft.
- Site Area: 1.31 acres

Land
FOR SALE

1.31 Acres
(0.53 Hectares)



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Summary

Available Size	1.31 Acres
Price	Offers are invited on an unconditional basis.
Business Rates	We understand the property is not listed on the Rating List and so no rates are payable on the property.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present



Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Unit - Land	1.31 Acres	Available

Description

The level site comprises a former licensed landfill of roughly rectangular and level shape. The site is currently open grassland and secure with metal palisade fencing around the north, west and southern boundaries. The western boundary abuts garden fencing of residential houses.



Location

Sutton-in-Ashfield is located approximately 4 miles south west of Mansfield, 12 miles north of Nottingham, 21 miles north east of Derby and 28 miles south east of Sheffield. The town lies immediately north of the A36 which connects Mansfield and Derby and also leads to junction 28 of the M1 motorway. The site is situated approximately 0.5 miles to the north of the town centre in a predominantly residential area. Priestic Road abuts the southern boundary and forms the primary road through the town connecting to the A38. Site access is taken from Northern View which runs along the western boundary.

Development Opportunities/Planning

The site is located within the settlement limits of Sutton in Ashfield. In the emerging local plan the site is being promoted as a housing allocation under policy H1 (site H1se Priestic Road, Sutton in Ashfield). The indicative yield is 19 dwellings. The site is also on the Council's Brownfield Register and is considered suitable for housing with a 'net dwelling' figure of 24 dwellings. Lapsed outline planning permission was granted under V/2009/0559 in February 2010 for the development of 24 semi-detached and terraced dwellings with 4 separate access points from Northern View.

The most recent application and supporting information is still viewable online under Ref V/2022/0133 but was withdrawn due to time delay/change of planning officers and their difference in opinion on the number of dwellings between 19 and 24 necessitating a fresh new application.

Tenure

We understand the property is held on a freehold title with vacant possession. Further details are available on request.

Viewing & Further Information

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