

Land off Blyth Road, Carlton Forest, Worksop S81 0TP

FOR SALE

LAND WITH PLANNING PERMISSION
FOR INDUSTRIAL DEVELOPMENT

**3.3 Acres
(1.34 Hectares)**

Land off Blyth Road, Carlton Forest, Worksop S81 0TP

DESCRIPTION

Land extending to 1.33 hectares (3.3 acres) with detailed planning permission for the erection of a 3,125 sq m (33,637 sq ft) industrial building with a maximum ridge height of 10.08m. As designed, the building would provide six industrial units of equal size. The site would also suit alternative development schemes (subject to obtaining the necessary consents). The purchaser will be retaining adjacent land and will grant a right of way over the access road from Blyth Road to the subject site.

- ✓ 1.33 hectares (3.3 acres)
- ✓ Land with detailed planning permission for development
- ✓ 3,125 sq m (33,637 sq ft) industrial building proposed
- ✓ Proposed building would provide 6 x B1/B2/B8 units
- ✓ Potential for alternative schemes (stp)
- ✓ Freehold with vacant possession



LOCATION

Worksop is located 15 miles south east of Sheffield and 24 miles north of Nottingham. Carlton Forest is located 2 miles north east of Worksop town centre, 9 miles east of the M1 (J31) and 4 miles west of the A1 (Blyth). The subject site is situated on the western side of Blyth Road (B6045) approximately 100 metres south of its junction with Thievesdale Lane.

SITE AREA

	ha	acre
Total	1.33	3.3

VAT

To be confirmed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

PLANNING

Bassetlaw District Council granted approval of reserved matters on 22 March 2022 (ref: 21/01848/RES).

TERMS

Freehold with vacant possession upon completion.

GUIDE PRICE Upon application.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 10-Aug-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andrew France
07548 706333
afrance@lsh.co.uk



Red hatched areas indicate extent of possible regrading of surrounding land

Tarmac with Thermoplastic Markings

Car Parking
Total: 60 spaces
(including 6 disabled spaces)

Surface Water Attenuation

Red Brick Block Pavers with Curved Edges

Motorbike parking (6.no)

Cycle Store

Bin Store

Existing Road

Island Grove Farm

Lyn Dor

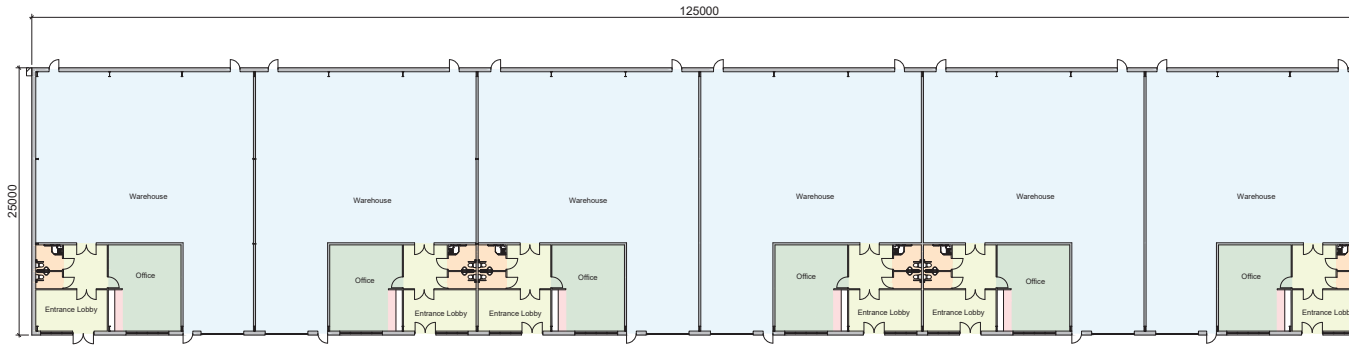
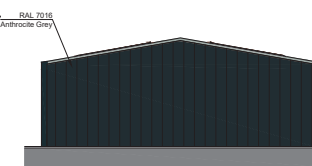
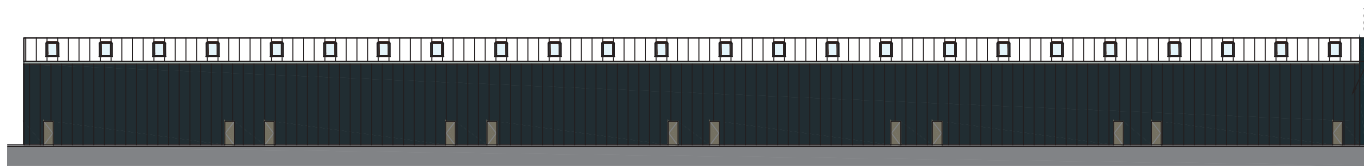
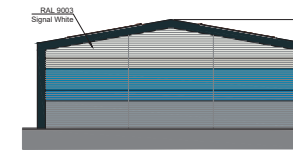
This drawing is the copyright of AXIS P.E.D Limited and may not be loaned, copied or reproduced in any way - or used for any offer, quote, tender or construction purposes without written consent of the company to do so

Follow any figured dimensions - do not scale for construction purposes, IF IN DOUBT ASK.

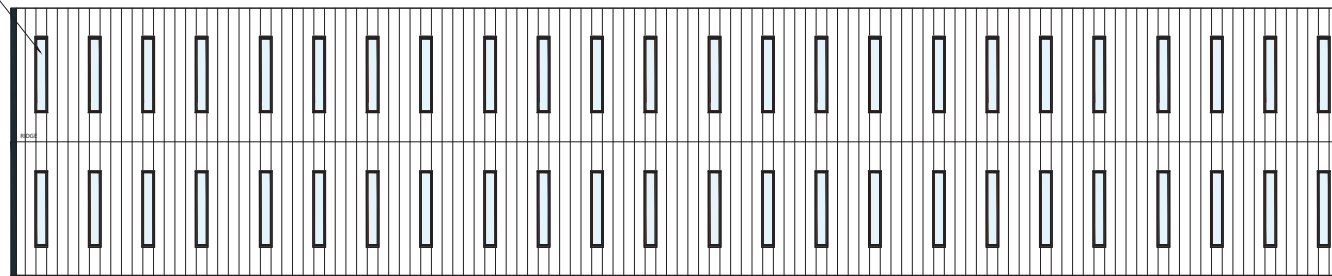
Revision History	Date

- Application Boundary
- Existing Vegetation
- Proposed Native Woodland Planting

Client: Other Wall House Barns Chester CH4 8JH	Social (Residential) Other Careful House 16 West Lane Warrington WA6 9JL	axis
client:		
project: CARLTON FOREST		
drawing title: SITE LAYOUT		
date: NOVEMBER 2021	drawn by: SK	checked: AB
drawing number: 2284-02-12		status:
scale(s): 1:1250@A3	rev:	
planning environment design		



Rooflights



This drawing is the copyright of AXIS P.E.D Limited and may not be loaned, copied or reproduced in any way or used for any offer, quote, tender or construction purposes without written consent of the company to do so

Follow any figured dimensions - do not scale for construction purposes. IF IN DOUBT ASK.

Revision History	Date

Client: Other Not House Name System Client: Other	South West London Office Carlton House 19 West Lane W14 9RS	
0844 8700 007 / www.axisped.co.uk		
client: --		
project: CARLTON FOREST		
drawing title: WAREHOUSE 4 OFFICE ELEVATIONS & FLOOR PLAN		
date: NOVEMBER 2021	drawn by: SK	checked: AB
drawing number: 2284-02-11	status: --	
scale(s): 1:500@A3	rev: --	
planning environment design		