

Upon the instructions of Ashfield District Council

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Site at Diamond Avenue, Kirkby in Ashfield, Nottinghamshire

SatNav NG17 7LX



BUY!

PREVIOUSLY CONSENTED DEVELOPMENT SITE

- 5.2 acres (2.1 hectares) approx.
- Established residential area
- Adjacent to Kirkby town centre & Morrisons superstore
- Former allotment land
- Cleared site
- Expired consent for 72 homes



Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

LOCATION:

Former allotment site positioned immediately to the east of Kirkby in Ashfield town centre. The main retail core is approximately quarter of a mile distant, although the site is predominantly surrounded by existing housing (semi-detached and detached, private dwellings).

Kirkby in Ashfield is a north Nottinghamshire town located to the southwest of Mansfield and Sutton in Ashfield, adjacent to the A38 trunk road and J28 of the M1 motorway thereafter. Nottingham city is approximately 10 miles to the south. **SATNAV - NG17 7LX**

SITE DESCRIPTION:

The site was previously used for allotments, with some allotment land remaining to the immediate west. The site is relatively flat and of regular shape with access directly onto Diamond Avenue.

We calculate the following approximate area:

5.2 acres (2.1 hectares)

PLANNING:

The site previously had an planning consent for the development of 72 dwellings (planning ref: V/2007/0885, expired).

The site is listed within the last Ashfield District Council SHELAA (ref: K404) as suitable for an estimated 67 dwellings (Ashfield District Council Housing Land Monitoring report, 2019), and the 2021 draft SHELAA (KA026) as suitable for 63 homes.

The site is listed within the Ashfield District Council Draft Local Plan 2020 to 2038 (October 2021 issue) – SHELAA ref: KA026 / Local Plan policy ref: H1KE.

Informal guidance from the local planning authority indicates that an application for 63 units may be appropriate. This is based on policy H3 of the Ashfield Local Plan review, and assumes 75% of the site area will provide housing at the permitted density of 40 units per hectare.

The above comments are given for guidance purposes only, without warranty. Prospective purchasers should seek independent advice.

TENURE:

Freehold.

VAT:

VAT is not applicable to the sale.

METHOD OF DISPOSAL:

Offers are invited for the freehold interest.

Our clients have indicated that they will give consideration to either conditional or unconditional proposals, including bids which are subject to planning.

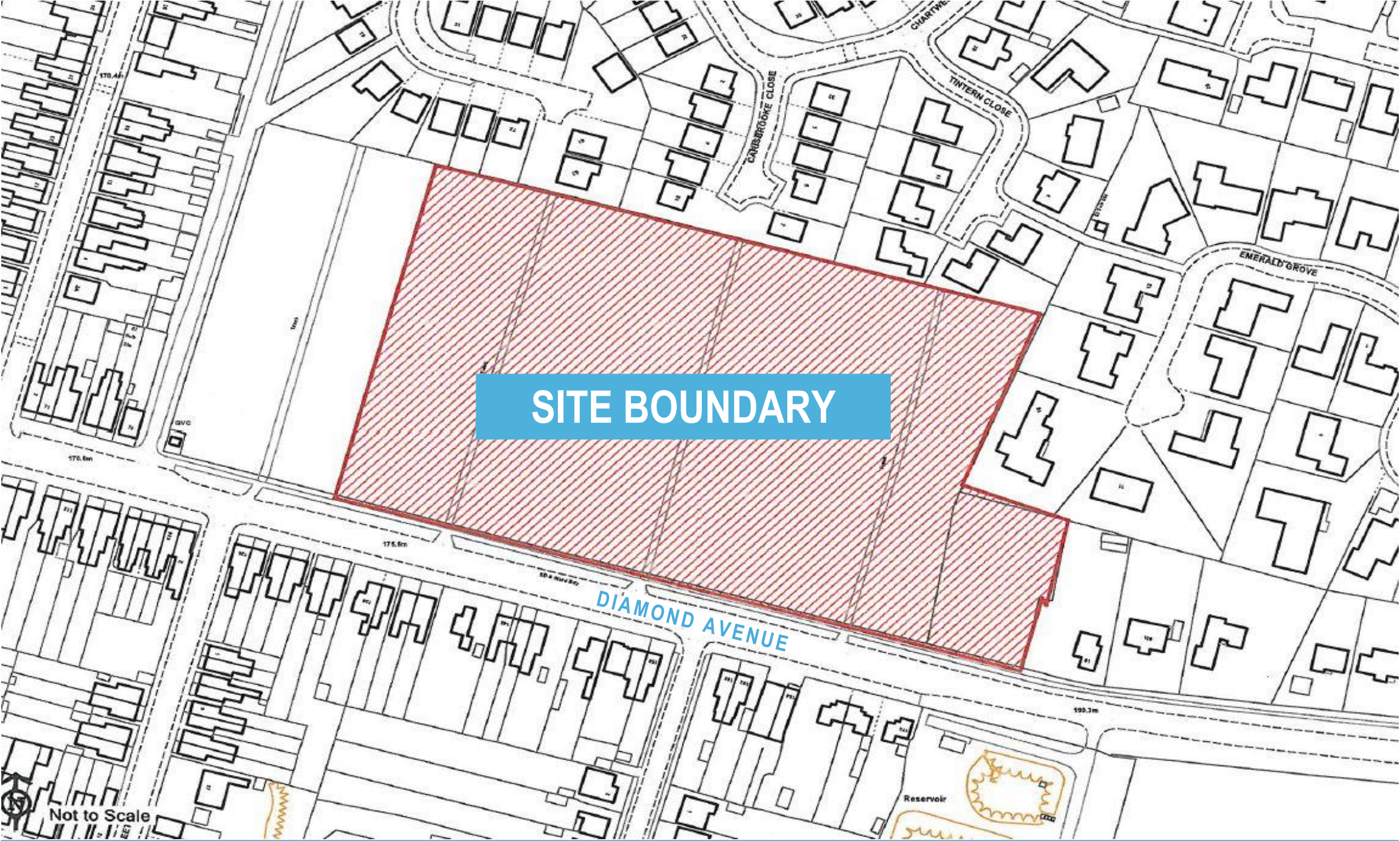
All bids should clearly set out conditions (if any) applicable, and a proposed time-scale to completion.



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SITE BOUNDARY

DIAMOND AVENUE

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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.