

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

Site at Hermitage Lane, Mansfield, Nottinghamshire NG18 5HB



## BUY!

### ALLOCATED RESIDENTIAL / CARE HOME DEVELOPMENT SITE

OFFERS  
INVITED  
(FREEHOLD)

- 4.83 acres (1.95 hectares)  
(Total site area inclusive of nature reserve & fishing lake)
- Perimeter lined with mature trees
- Site allocated within Mansfield Local Plan
- Consented for care home use with housing
- Suitable for various end uses, subject to planning
- Lake and Weir side location



Interested? Contact Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)

0115 950 6611

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

## LOCATION:

Former Hermitage Mill is located one mile to the southwest of Mansfield town centre, and 0.2 miles to the south of Sutton Road (A38). To the north of the site there is established housing, with the River Maun and Abbey Trade Park to the immediate south. The western section of the site comprises a private nature reserve and fishing lake.

Mansfield is a busy market town approximately 12 miles to the north of Nottingham city centre, 19 miles northeast of Derby and 20 miles southeast of Sheffield. The M1 motorway is approximately 6 miles to the east via the A38 trunk road.

## SITE DESCRIPTION:

The site formerly contained the historic Hermitage Mill - a water powered textiles mill dating back to 1782. The mill building itself is now part-demolished.

Included within the total site area is a private nature reserve / fishing lake with a weir section of the River Maun. The lake has a feature island, all of which provides potential for a unique and bespoke selling point for any future development. The perimeter of the site is lined with large, mature trees which provide a quiet, private and secluded setting. Video Site Tours:- <https://www.youtube.com/playlist?list=PL-s6QJTJsGNHOQvs8etzL7Ti31nFvI5qM>

A care home conversion / development was consented and interested parties may wish to view the Promotional Video produced for that purpose (for indicative purposes only), also via the above link.

We calculate the following total site area as:

**4.83 acres (1.95 hectares)**

The site area excluding the fishing lake and River Maun extends to an approximate 2.77 acres (1.12 hectares).

## PLANNING:

The site was previously the location of the historic Hermitage Mill.

Hermitage Mill was a listed building, however the mill building was recently destroyed by fire. We have received confirmation from Historic England that following the mill building's destruction, the site has now been removed from the list of buildings for special architectural or historic interest. A copy of correspondence is available upon request.

Prior to the destruction of the mill, a consent was issued (2021) to permit the conversion of the mill to a 70 bed nursing care home and construction of 31 private residential dwellings (planning Ref: 2021/0328/FUL and 2021/0329/LBW). Interested parties can view the previous application and a substantial number of supporting documents via the Mansfield Town Council planning portal using the above references.

Due to the destruction of the mill building, the above consents were not implemented, however, we can confirm that the site is allocated with the Local Plan under housing allocation H10 which we believe establishes the principal of residential development at the location. Interested purchasers are advised to take independent advice and seek clarification from Mansfield District Council prior to entering into a commitment.

All of the above comments are given for guidance purposes only and without warranty.

## SUPPORTING DOCUMENTATION:

A number of supporting documents are available upon request (access via data room), including design and access statement, ground reports, flood risk assessment and mitigation reports, and various other reports obtained in connection with the previous application.

## DATA ROOM:

Access to the data room is available upon request, although the majority of the documents can be viewed via the planning references above.

All documentation is provided for information purposes only, without warranty or implied reliance.

## TENURE:

Freehold.

## VAT:

VAT is 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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**FISHING LAKE**

**MILL NOW PART  
DEMOLISHED**

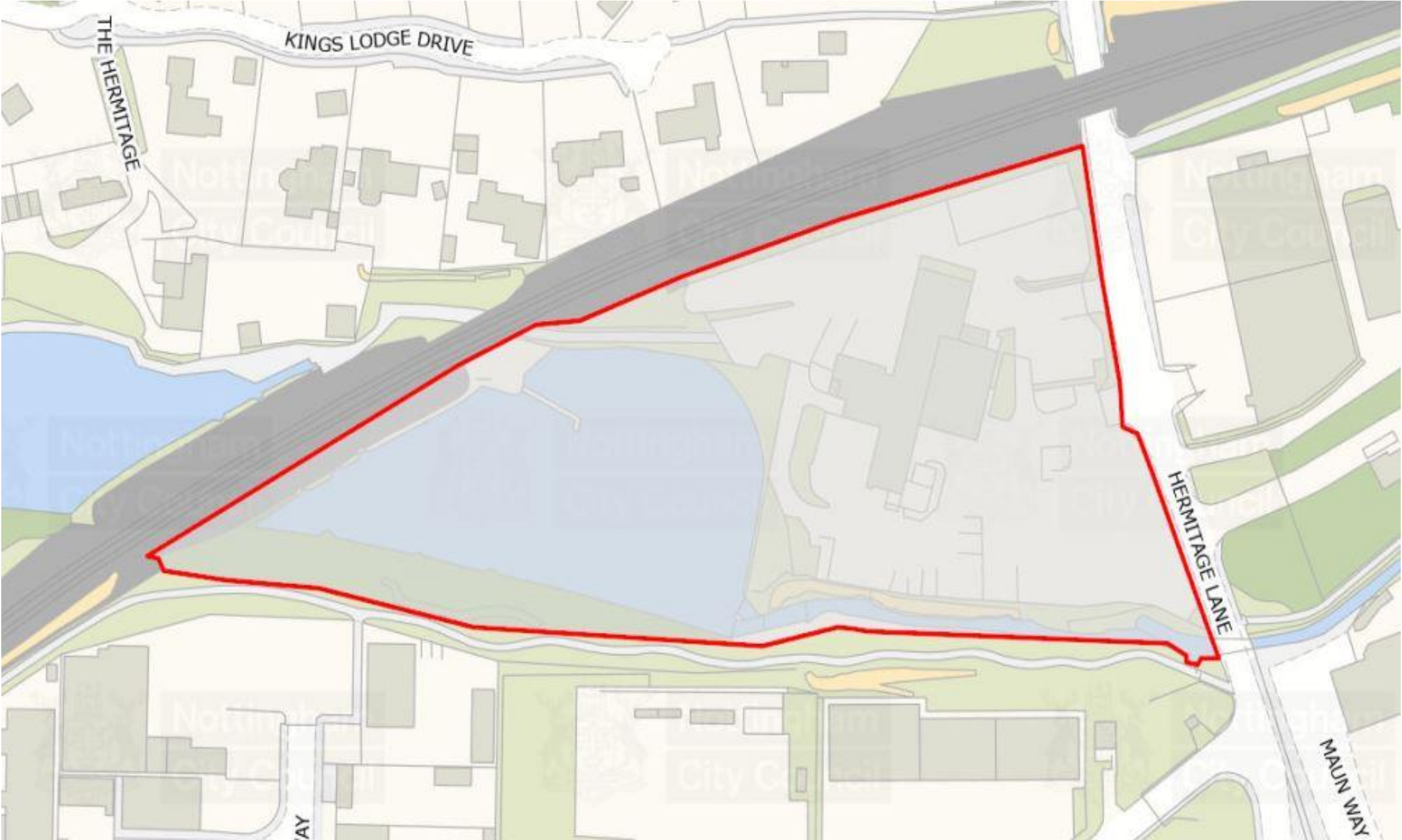
**WEIR**

**RIVER MAUN**

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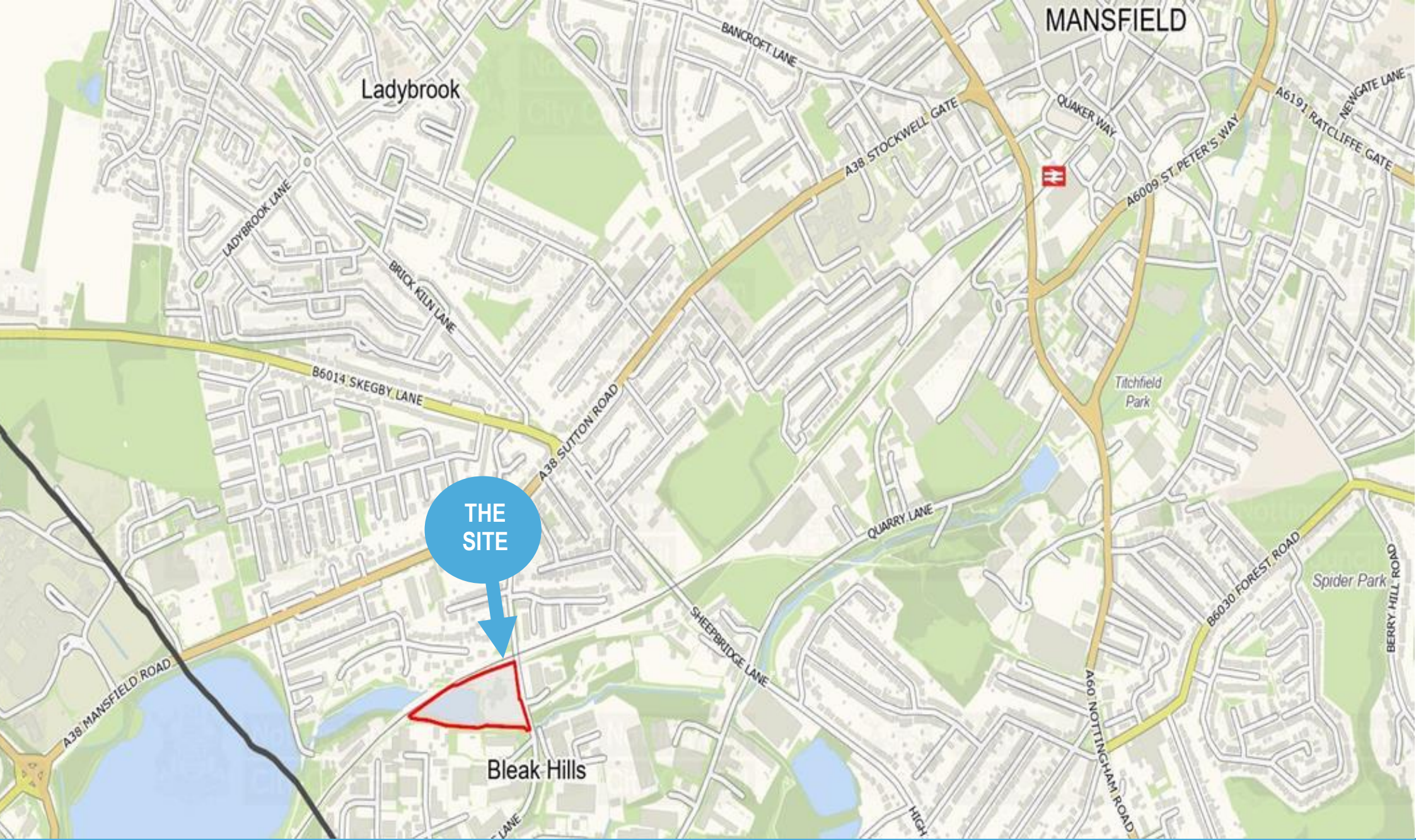


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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective 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.