

ON BEHALF OF ADMINISTRATORS:

SUPERB RESIDENTIAL DEVELOPMENT / VALUE ADD OPPORTUNITY

SHERWOOD OAKS DEVELOPMENT • CLIPSTONE ROAD EAST
FOREST TOWN • MANSFIELD • NOTTINGHAMSHIRE • NG19 OHS

Consented residential
development site with
planning for 283 new homes

PLUS

30 fully finished homes with
Building Control sign-off ready for
immediate sale and occupation



**BEST BIDS NOW INVITED
FOR 19TH JANUARY 2024**

FOR SALE

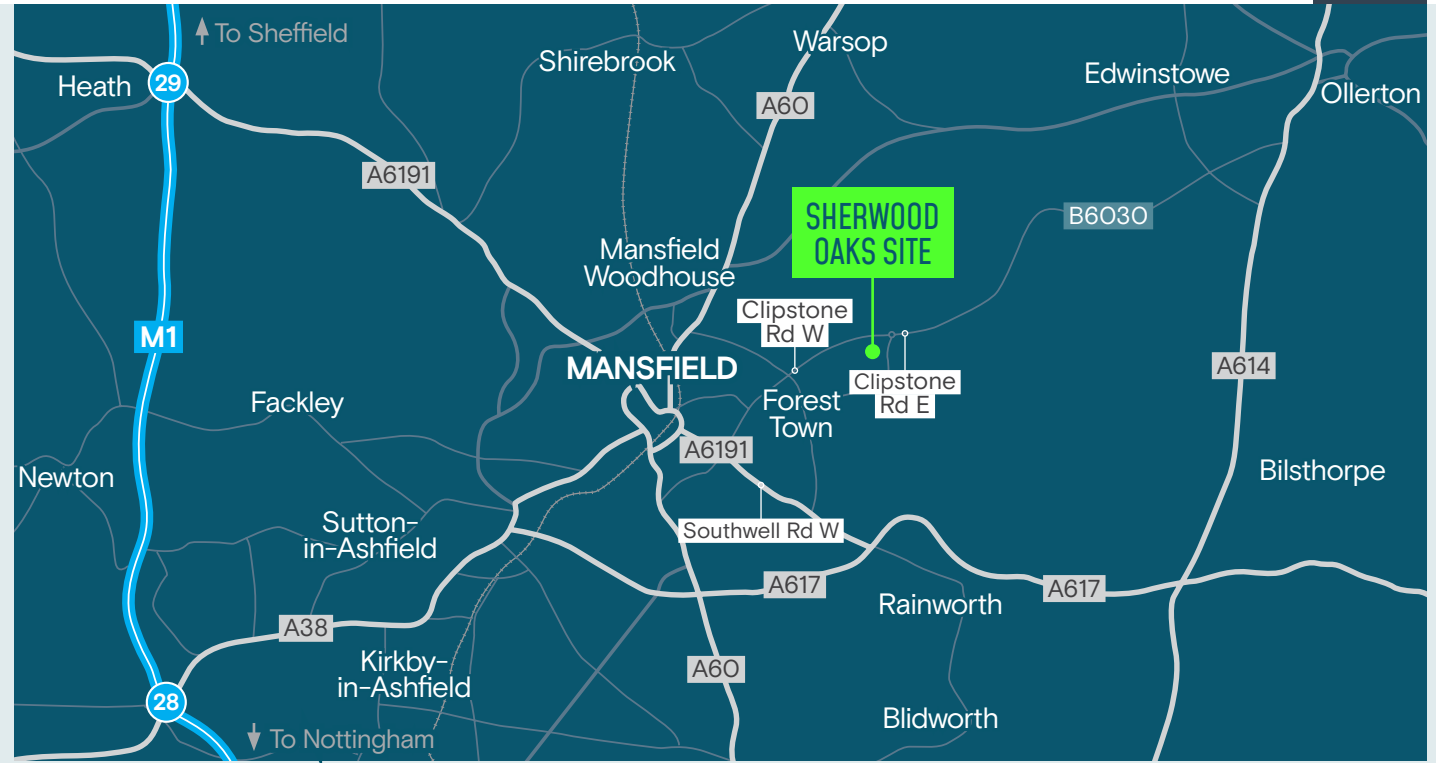
- Total site area 25.8 acres (10.43 hectares)
- Regular shaped site in established residential area
- Initial site construction well established to include pumping station, substation, and gas governor
- 30 fully finished high quality dwellings with Building Control sign-off

LOCATION

The site is located on the southern side of Clipstone Road East, Forest Town, Mansfield (B6030) an arterial route into the northeast of Mansfield.

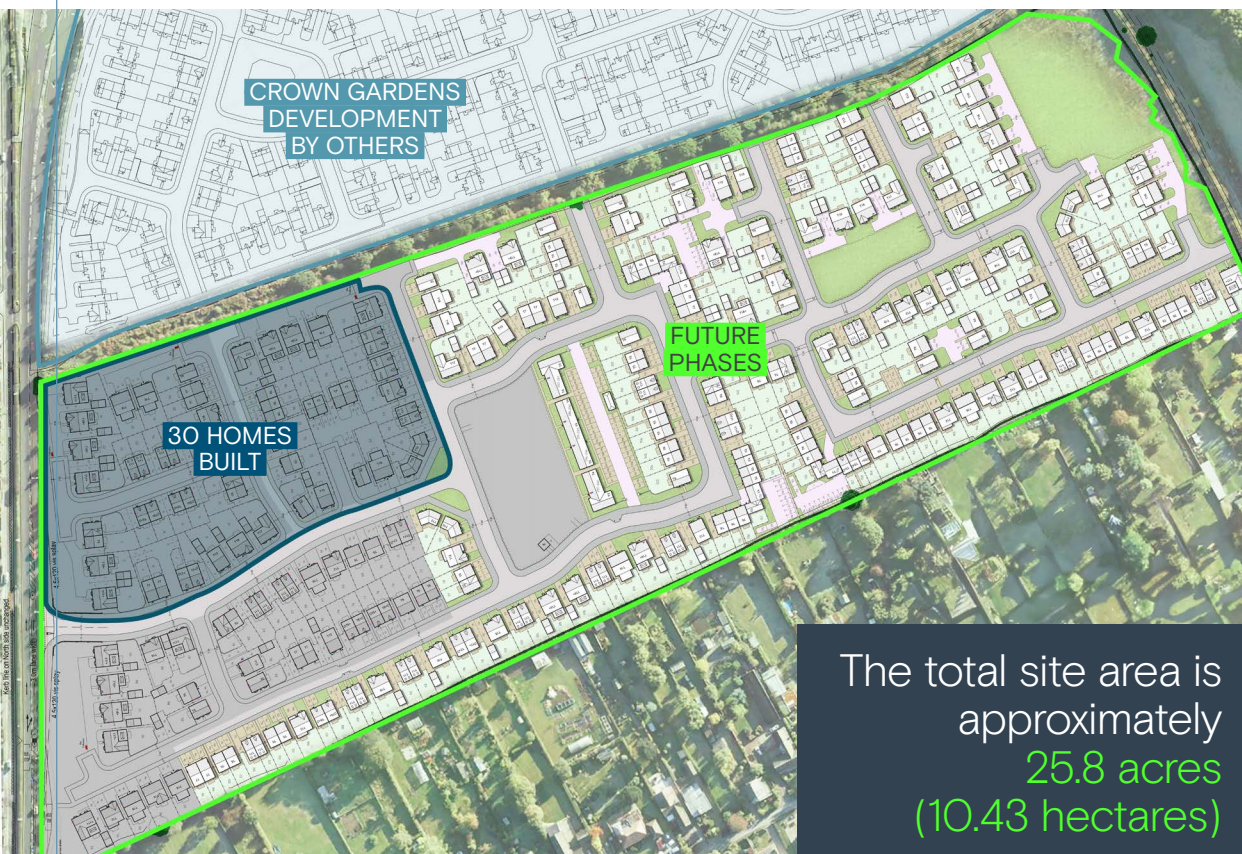
Mansfield town centre is approximately 2 miles to the southeast.

The surrounding area benefits from a wide variety of local amenities including nearby superstores Asda and Tesco Extra.



Mansfield town centre





DESCRIPTION

The site is generally flat and regular shaped with a slight incline from north to south.

The total site area is approx. 25.8 acres (10.43 hectares)

Cut and fill works have been completed with initial estate road construction completed to part.

We are advised that the following construction matters have been completed:

Cut and Fill

Pumping station, Electricity and Gas Substations

Main Foul Sewer

705m³ Attenuation Tank Drainage

Flood Basin (part completed)

Mains, foul and plot drainage - completed and signed off to Phase 1, part completed to remaining site

Intending purchasers must seek independent verification.

The above matters give a purchaser the unique opportunity to recommence construction of future phases with immediate effect.

To the north of the site some 30 dwellings comprising phase 1A have been completed.

These dwellings have been constructed to an extremely high standard by Henry Boot of Sheffield and are ready for immediate sale and occupation. Building Control sign-off has been received.

The remainder of the site contains an additional **283 plots** within approx. 22.74 acres (9.2 hectares), as set out within the planning documents.

Interested parties are directed towards the drone footage of the entire site which can be accessed within the data room, together with internal and external video tours and photographs of selected example completed dwellings.



[Click here](#) to view the drone footage and video tour of houses

CONSTRUCTED HOUSES

The houses have been constructed to an above average specification and are available for immediate sale and occupation.

Generally, each home features a fully fitted kitchen with separate utility room and fitted Zanussi fridge freezer, dishwasher and washing machine.

Lawn turfing and general landscape planting has been completed.

The completed dwellings comprise a mixture of detached and semi-detached homes as follows:



16 x 4 beds



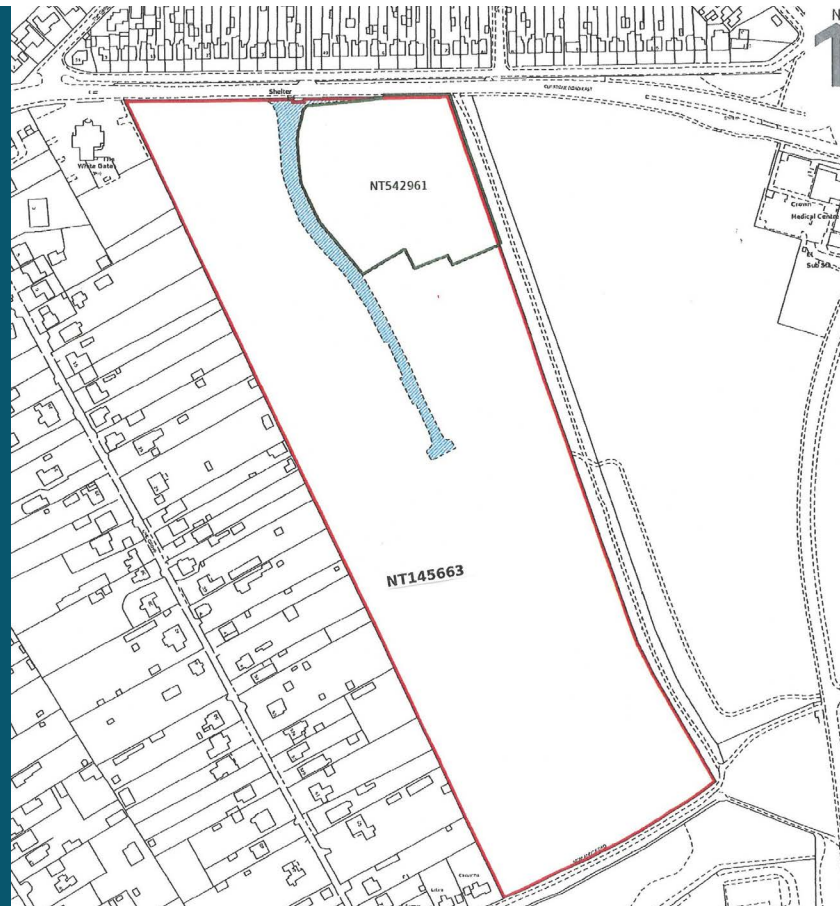
14 x 3 beds

We are advised by the estate agent formerly appointed on site that four homes were under offer as of construction ceasing on site. A copy of their pricing and size / type schedule is included within the data room (for guidance only and without warranty).

Based on quoting prices at the time of our appointment, the **gross development value** for the completed units is in the region of £10,000,000. The quoting prices equate broadly to a range of £270 to £280 per sq ft.

There is a fully fitted sales office on-site.

We understand that similar values are being achieved at the adjacent Gleeson Homes 'Crown Gardens' development which is understood to be demonstrating buoyant market activity.



PLANNING

Intending purchasers are advised to seek independent clarification from Mansfield District Council planning department, however, we understand the following consents of note relate to the development:

2023/0308/CON	2023/0143/VCON
2023/0144/CON	2021/0682/RES
2021/0471/CON	2019/0536/RES
2019/0205/RES	2019/0516/VCON
2014/0248/NT	2010/0432/NT
APP/X3025/A/10/2141924	

A summary of planning applications is available within the data room. Interested parties are advised to make their own enquiries with Mansfield District Council.

The subject site (along with land to the east currently under development by Gleeson Homes) is allocated in the Local Plan as housing allocation 'H1A' for approximately 511 new homes.

We are advised that the Section 38 and Section 278 agreements are in agreed form ready for signature and completion.

SECTION 106 AGREEMENT

Section 106 contributions required by the local authority amount to £2,498,597 under the original Section 106 document as amended by the subsequent deed of variation.

The payment due covers contributions towards public open space, education, highways contribution, local rights of way contribution, healthcare, and an affordable housing commuted sum of £775,000.

Intending purchasers are advised to verify the position with the local authority.



TENURE

Freehold (held in titles NT145663 and NT542961) with vacant possession to include both land and completed dwellings.

VAT

Confirmation is awaited.

WARRANTIES & CONSTRUCTION DOCUMENTS

Intending purchasers are directed towards the data room and should be aware that all available documentation is contained therein.

METHOD OF DISPOSAL

The property is sold on behalf of Administrators, accordingly intending bidders should be aware that:

- Lotting will not be considered - only a sale of the entire site (both land and completed dwellings will be considered)
- Proposals which are subject to phased payments will not be considered
- Proposals which are subject to further planning applications will not be considered
- The site is to be sold on a fully unconditional and 'sold as seen' basis and any bids should reflect this fully
- Unconditional bids along with proof of funds and confirmation of board approval should be submitted to the sole selling agent by noon on the **19th January 2024**. Bidders should refer to the further bidding details and conditions that are now included in the data room.

DATA ROOM

[CLICK HERE](#)

to access the data room.

All documents for guidance and information purposes only, except where specifically stated.

VIEWINGS

The site is fully secured with an on-site security presence - accordingly viewings must be arranged with the agents in advance.

Robert Maxey

rmaxey@heb.co.uk

0115 979 3496 • 07967 603 091



HEB Chartered Surveyors,
Apex Business Park, Ruddington Lane,
Nottingham NG11 7DD

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. 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. carve-design.co.uk December 2023 16304/6