



All enquiries Ref: Chris Glenn or Callum Glenn

- **Freehold Former Poultry Housing and Land**
- **Redevelopment Opportunity (STPP)**
- **Site Area 1.3 Acres**
- **Full Vacant Possession.**

#### Location:

The property is located off Old Rufford Road just to the south of Ollerton which provides a good range of shopping facilities and recreational pursuits. Ollerton lies on the A614 providing good road links north to Worksop which is within some 10 miles and the A1 or south to Nottingham (circa 20 miles). The area provides a good range of outdoor pursuits whilst being home to Centre Parcs Sherwood Forest some 2.5 miles to the south.

#### Total Site Area:

1.3 Acres

#### Description:

The property comprises a parcel of land extending to some 1.3 acres together with a range of now dilapidated poultry housing. The property appears ripe for redevelopment however prospective buyers are deemed to rely on their own enquiries as to permissions required for development. These details show, strictly for indicative purposes, a commercial scheme that buyers may wish to take forward for pre-application planning advice but are strictly indicative only and should not be relied upon as indicative of a scheme that may achieve necessary permissions.

#### Note:

Access to the site is via a right of way to the north of the former farmhouse fronting Old Rufford Road which is also offered in this auction. The new owner will enjoy rights of way and rights to install and maintain services along and under this right of way.

#### To View:

The property is open and prospective buyers may view at their leisure but given the condition of the existing structures, must exercise extreme caution when viewing.



CGI only - see description

