

PRIME DEVELOPMENT SITE

MANSFIELD

3.09 acres (1.249 hectares)
Development Land off A60
Nottingham Road

Mansfield
Nottinghamshire
NG18 4BU



PROPERTY SUMMARY

- Prime development site suitable for a range of high value uses (subject to planning)
- Strategically situated close to residential and commercial uses
- High value, and desirable residential area
- Close to national retailers such as Sainsbury's, Aldi, McDondalds, Pure Gym
- Potential for roadside and food retail uses (subject to planning)
- May be suitable for a mix of residential, care and retirement living uses
- The site extends to 3.09 acres / 1.249 hectares
- Conditional and unconditional offers considered
- Offers invited





SITUATION

The site is situated at the junction of Forest Road and Nottingham Road in the popular and the desirable High Oakham and Berry Hill residential areas. The property is located in a mixed residential and commercial area with regular bus routes serving the A60.

The road benefits from high traffic volumes with over **17,000 vehicle movements** passing the site per day.

The site is situated close by to the towns supermarket and retail parks with occupiers such as **Sainsbuys, Aldi, McDonalds, KFC, Nandos, Pure Gym** and **Odeon Cinemas** close by.

Site benefits from three main access points, two from Forest Road and the other Sandhurst Avenue.



LOCATION

The property is situated off the busy **A60 Nottingham Road** which is the principle road linking the northern and southern areas of Mansfield, and connecting Mansfield with Nottingham City to the south and Worksop and Doncaster to the north.

Mansfield town centre is 1.5 miles to the north with Nottingham city centre approximately 14 miles to the south. The town is well served by the regions motorway network with J27 to J29 of the M1 within easy reach.

Mansfield is the largest town in Nottinghamshire with a population of circa 110,000 (2021 census).





FIVE ACCESS POINTS
INTO THE SITE

SANDHURST AVE

FOREST RD

A60
NOTTINGHAM RD

3.09 ACRES
(1.249 hectares)

DESCRIPTION

A cleared 3.09 acre site of a former textiles warehouse premises. The former site has been demolished leaving a cleared and broadly level site.

The site is generally concrete or hardcore surfaced with perimeter fencing securing the site.

SITE AREA

3.09 acres Topographical survey is available upon request.

TENURE

Freehold with vacant possession.

PLANNING

We consider the site suitable for various uses, and potentially a combination of the following: residential, care/retirement living, roadside retail, food retail/super market.

Subject to obtaining the necessary planning consents.



PRICE

Offers invited on unconditional and conditional basis.

VAT

VAT is applicable.

ANTI MONEY LAUNDERING

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

DATA ROOM

Available upon request.
Please contact the agent.

VIEWINGS

On site viewings are strictly by prior appointment with the sole agent. The property can be viewed from the roadside without being accompanied by the agent.



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