

**35a Main Street,
Blidworth, Nottinghamshire NG21 0PZ**

- AN EXTREMELY RARE OPPORTUNITY TO PURCHASE BUILDING LAND IN A PRIME LOCATION. SITE BEING APPROXIMATELY 1964m²
- FULL PLANNING PERMISSION GRANTED, DECISION DATED 7TH FEBRUARY 2023.
- FOUR DETACHED PROPERTIES WITH ASSOCIATED, DETACHED SINGLE GARAGES.
- PRIVATE, CUL-DE-SAC SETTING IN THE HEART OF THE OLD VILLAGE, JUST OFF MAIN STREET.
- AVERAGE SELLING PRICES FOR DETACHED PROPERTIES IN THIS AREA LAST YEAR WERE £417,000*.
- CLOSE TO THE LOCAL AMENITIES WITHIN BLIDWORTH, INCLUDING SHOPS, SCHOOLS AND SURGERIES.
- EXCELLENT TRAVEL CONNECTIONS, VIA THE A60, HEADING EITHER NORTH OR SOUTH.
- ALL DOCUMENTS ARE AVAILABLE TO VIEW ONLINE, REFERENCE NUMBER 22/01968/FUL.

£525,000

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

DIRECTIONS:

From Mansfield, proceed onto Southwell Road West, heading towards Rainworth. Before Rainworth, turn right onto Blidworth Lane and then right onto Mansfield Road. Proceed through the main high street and where the road bends to the right, it becomes Main Street. About half way up on the left hand side is the access to the site (set back from the road).

*** INFORMATION**

Information is publicly available produced by the HM Land Registry. The material referred to was last updated on the 15th March.

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property. Ref: MA5502/05/04/2023.

