



**Land East side of 157 Stoneyford Road, Sutton in Ashfield NG17 2DR**  
**Guide Price £70,000**

To be sold by Online Auction (unless sold previously by private treaty) on the 15th August 2024.

A superb individual building plot in a highly regarded, residential location of immediate interest to the self builder or speculative developer.

- LOT 2
- Full Planning Permission approved
- Site area approximately 0.139 acres
- Gated access
- Wide frontage of approximately 15.5 meters

## DESCRIPTION AND SITUATION

A very rare opportunity to purchase an excellent, level building plot with outline Planning Permission for the development of 1 dwelling.

The land currently forms part of the garden belonging to 157 Stoneyford Road and has its own, separate gated access.

The site is generally level and has a frontage of approximately 15.5 meters and a total area of approximately 0.139 acres or thereabouts.

This section of Stoneyford Road is generally characterised by good quality bungalows and stands opposite the popular, local secondary school. It gains easy access into Sutton town centre with all of its facilities.

The plot will be of immediate interest to either the speculative developer looking for a profitable opportunity as well as the self builder looking to create their own dream home.

## TOWN AND COUNTRY PLANNING

Full Planning Permission was granted to develop the site with 1 dwelling, subject to conditions under Planning Reference V/2023/0594.

If the site is developed in accordance with the aforementioned Planning Permission, the new dwelling would provide the following accommodation:

### GROUND FLOOR:

Entrance hall. Lounge. Spacious kitchen/family room. Study. Utility room. Shower room/W.C. Integral garage.

### FIRST FLOOR:

Landing. Master bedroom with en suite facility. Further bedroom. Bathroom/W.C. Full details of the Planning Application may be viewed, on line, on Ashfield District Councils website quoting the above reference or are available for inspection at the Auctioneers offices. Purchasers will note that a dropped kerb as already been provided in front of the access gate.

## SPECIAL CONDITIONS OF SALE

The purchaser will be required to erect a 6ft high close boarded timber fence with concrete posts along the Western boundary i.e. the land to be sold and 157 Stoneyford Road within 2 months of the date of completion of sale.

## SERVICES

Mains water, gas, electricity and drainage are available for connection on Stoneyford Road. Interested parties should make their own enquiries of the relevant statutory undertakers as to the adequacy of the same.

## TENURE

Freehold. Vacant possession on completion.

## VIEWING

Arranged with pleasure by the Sole Selling Agents.

## METHOD OF SALE

The property will be sold by Online Auction (unless sold previously by Private Treaty). Full information regarding the Online Auction process is available on our website [www.wabarnes.co.uk](http://www.wabarnes.co.uk). In order to bid on this Lot interested parties must follow the registration procedures.

Interested parties should note that our On Line Auctions are Traditional Auctions (not to be confused with "Modern Method of Auctioneering"). The fall of the hammer creates a binding contract. There is no reservation fee payable on the part of the buyer.

### GUIDE PRICE

An indication of the sellers current minimum acceptable price at auction. The guide price or a range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual but not always the case that a provisional reserve range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time upto the day of auction in the light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall or as a single figure. The reserve price would not normally be higher than the guide price. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change upto and including the day of the auction.

### RESERVE PRICE

This is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. This is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

### OUTSIDE PHOTOS



**ADDITIONAL OUTSIDE PHOTOS**

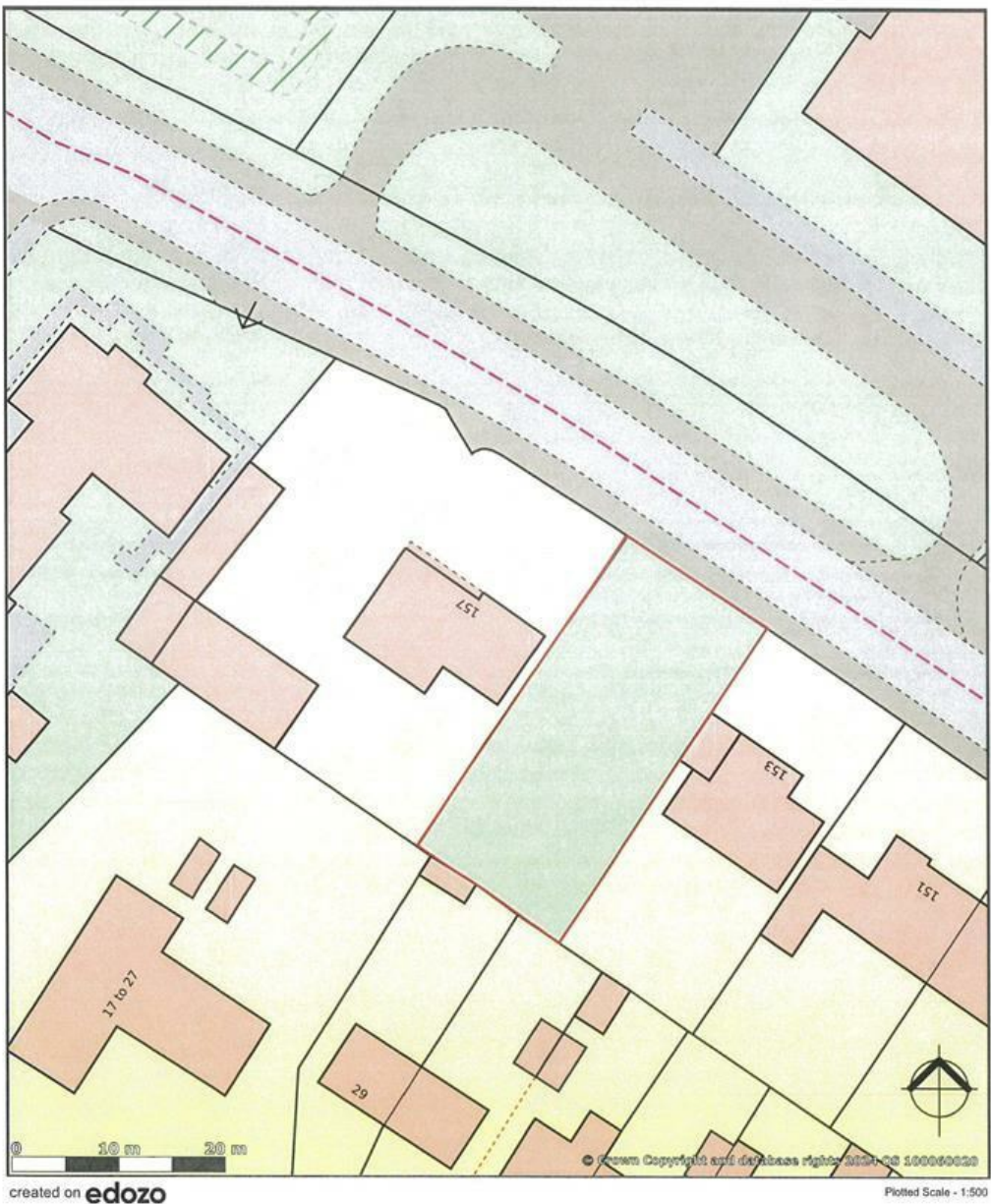


**ADDITIONAL OUTSIDE PICS**





157 Stoneyford Road, Sutton-in-Ashfield, NG17 2DR



WA Barnes LLP

**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	