

# Berry Hill

MANSFIELD | NOTTINGHAMSHIRE

—  
Residential  
186.6 acres  
—

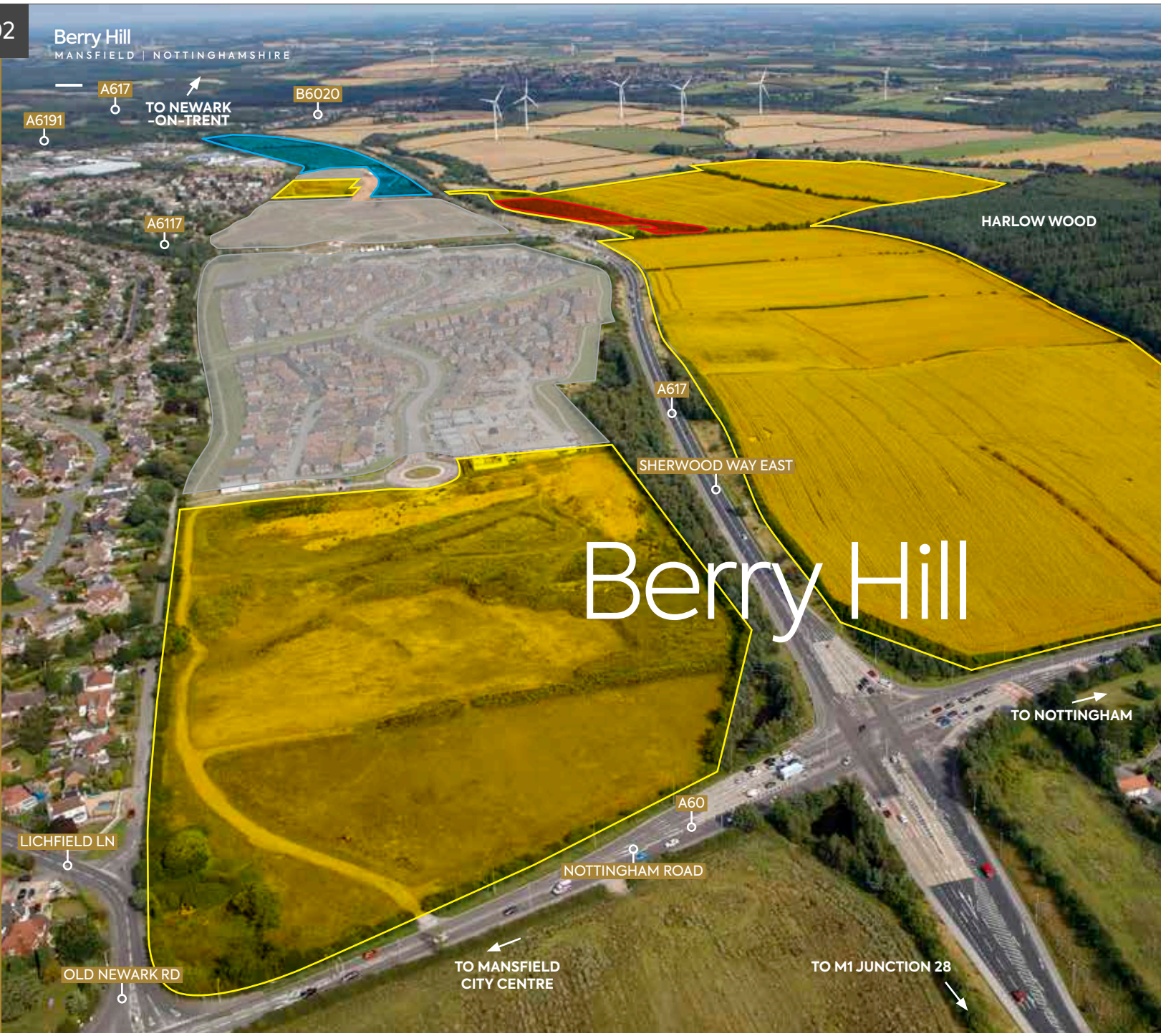
—  
Employment  
40.7 acres  
—

—  
Roadside  
& Leisure  
10.2 acres  
—

LAND FOR SALE  
UPTO c.238 ACRES

AVAILABLE AS ONE OF THREE PARCELS  
OR A COMBINATION THEREOF





# Introduction.

Berry Hill, Mansfield is a 480 acre mixed-use Sustainable Urban Extension situated on the southern fringe of Mansfield.

The remaining undeveloped plots totaling c.238 acres are available in three parcels (or a combination thereof). The parcels have been defined by their primary end use of Residential; Employment and Roadside/Leisure.

**KEY:**

- Residential Parcel
- Employment Parcel
- Roadside/Leisure Parcel
- Phase 1 & 2 Residential: SOLD





# Location.



Berry Hill is situated on the southern fringe of Mansfield, north of Harlow Wood and bordered by the A60 Nottingham Road to the west and the Rainworth by-pass to the east. Sherwood Way A617 (the Mansfield-Ashfield Regeneration Route or MARR) bisects the site in an east west direction.



The immediate locality to the north of the site is primarily residential in nature with West Nottinghamshire College also in close proximity to the site's western boundary. The Sherwood Oaks and Ransom Wood Business Parks together with other established commercial users occupy the Southwell Road West (A6191) corridor at the eastern end of the site. Primarily open countryside and woodland lie to the south together with the highly regarded Coxmoor Golf Club.

The site benefits from good road communications with Nottingham Road (A60) and Southwell Road West (A6191) both being main arterial routes leading into Mansfield town centre with its wide range of shopping and leisure facilities. Junction 28 of the M1 motorway is approximately 7 miles to the west and is also readily accessible via the A38/A617 MARR. Public transport links are also good with the immediate locality being well served by a number of bus services providing links to the town centre and surrounding conurbations.

DESTINATION	MILES	MINS
Nottingham	13	33
Mansfield	3.3	10
Derby	24	38
Leicester	42	58
Sheffield	34	53
Birmingham	63	1H 14
M1 J28	7	15
M1 J27	6	13
East Midlands Airport	25	35
Sutton Parkway Railway Station	3.5	8



## Background Information.

Outline planning permission has been granted and when complete the development will comprise:

- Approximately 1,700 dwellings.
- Up to c. 1,075,000 sq ft of employment development.
- Approximately 10.9 acres of roadside /leisure development.
- A primary school.
- A local centre.
- Public open space and children's play areas.

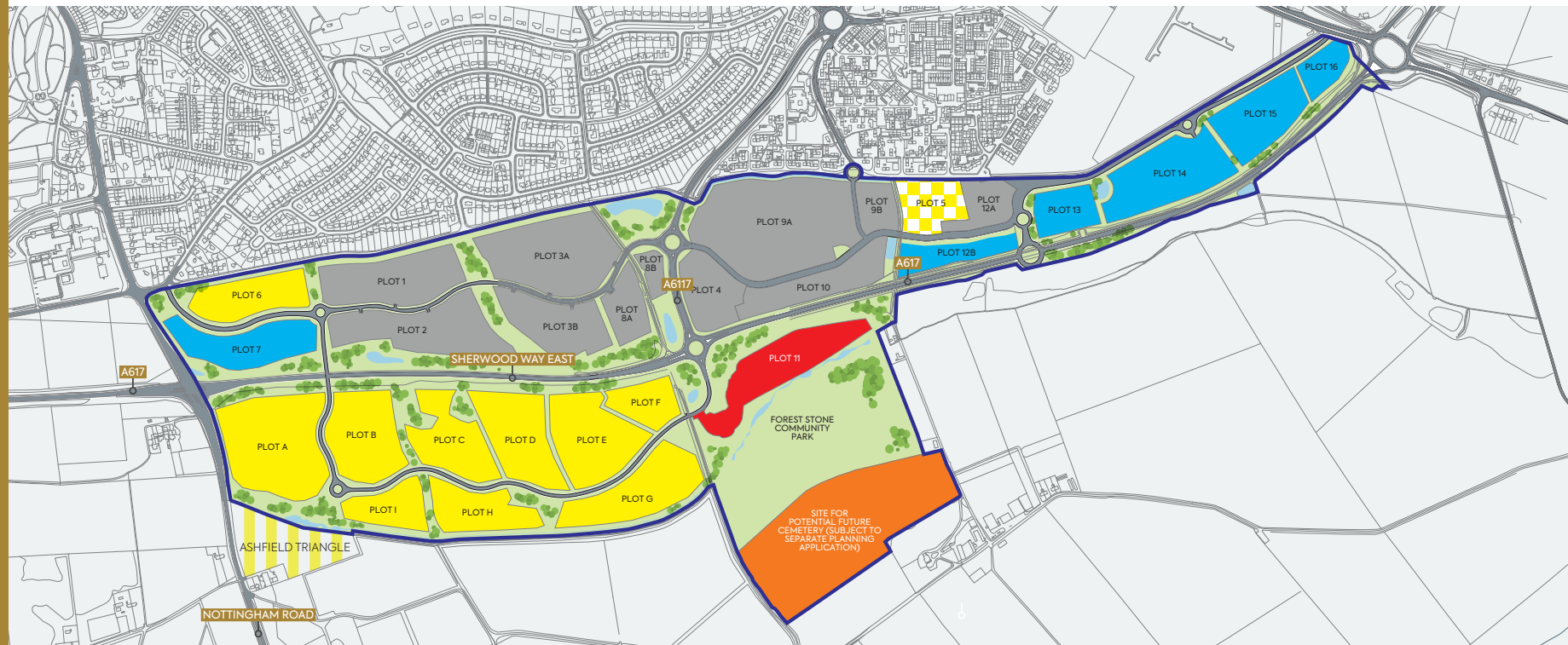
## Progress to date.

Phase I of the residential land comprising 584 dwellings is nearing completion with Phase II sold for the delivery of upto 500 dwellings. Included in the 1084 dwellings of the first two phases sold is the delivery of all of the 170 onsite affordable housing units. The local centre is under offer.

The land for sale comprises the following parcels:

- Residential parcel: 186.6 acres.
- Employment parcel: 40.7 acres.
- Roadside/leisure parcel: 10.2 acres.

Included in the Residential parcel is land known as Ashfield Triangle which abuts the south western boundary of the consented scheme and extends to c. 8.9 acres.

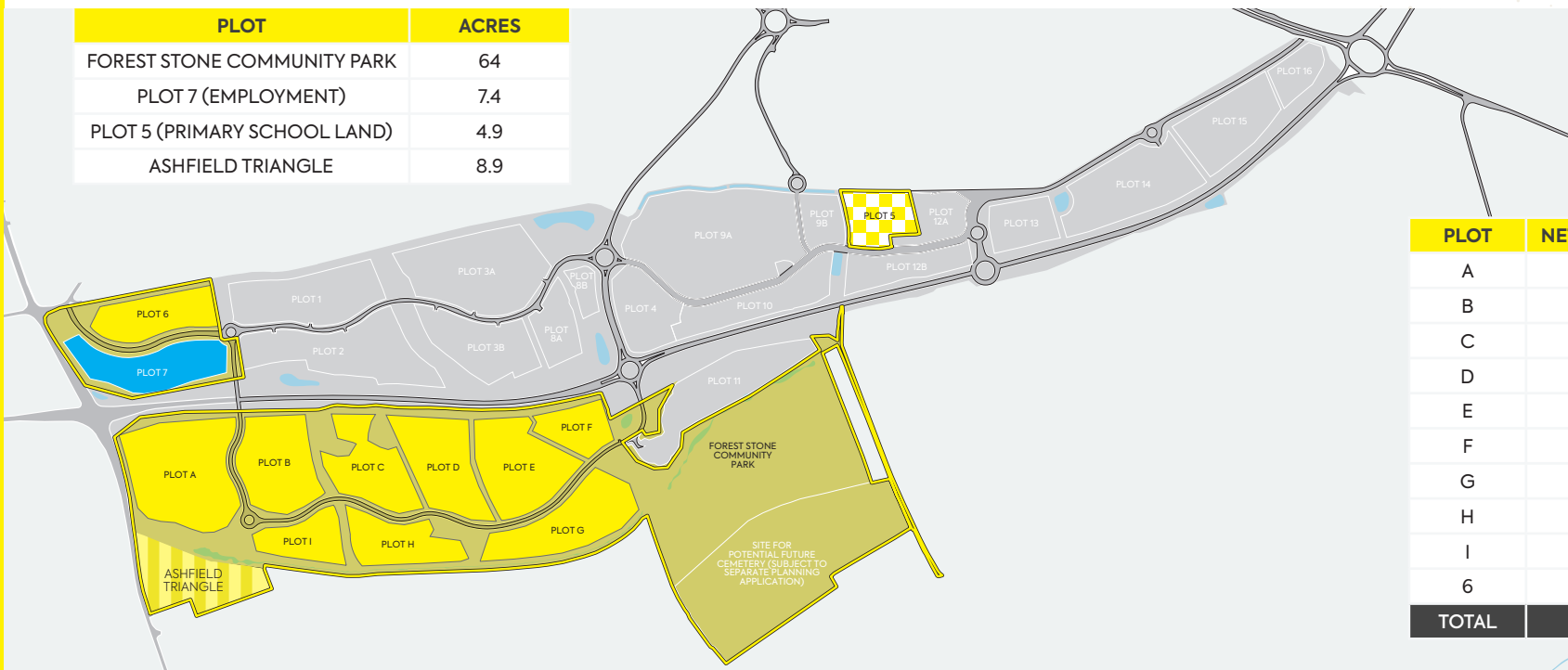


### KEY:

- Residential Plots
- Employment Plots
- Roadside/Leisure Plots
- Potential Future Cemetery
- Phase 1 & 2 Residential: SOLD
- Ashfield Triangle
- Primary School
- Outline Planning Boundary

## Residential Parcel (c186.6 Gross Acres).

PLOT	ACRES
FOREST STONE COMMUNITY PARK	64
PLOT 7 (EMPLOYMENT)	7.4
PLOT 5 (PRIMARY SCHOOL LAND)	4.9
ASHFIELD TRIANGLE	8.9



PLOT	NET ACRES
A	14
B	8.9
C	7.4
D	8.6
E	9.6
F	3.9
G	9.1
H	5.9
I	4.4
6	6.4
<b>TOTAL</b>	<b>78.2</b>

The residential parcel extends to a total of c. 186.6 acres (gross) and comprises the following elements:

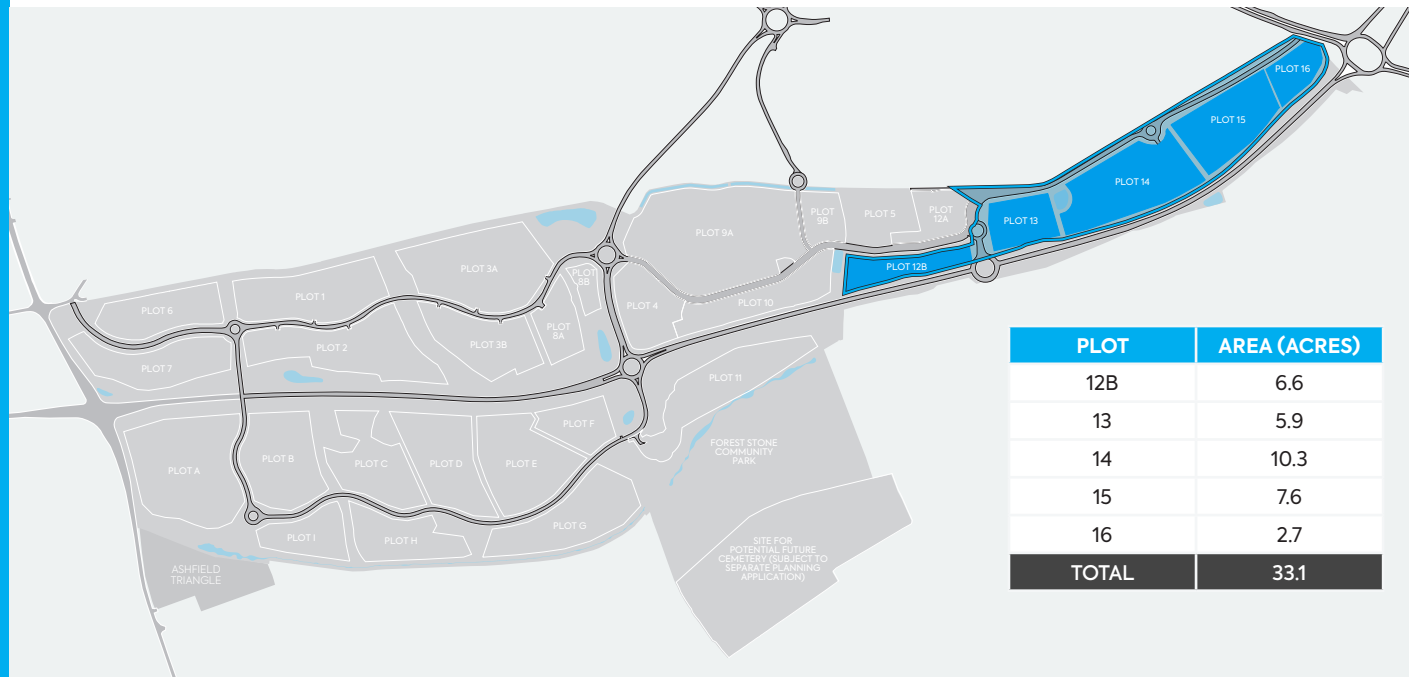
- Residential plots A to I extending to c. 71.8 net acres masterplanned for 583 dwellings.
- Plot 6 – c. 6.4 net acres masterplanned for 40 dwellings.
- Plot 7 – c. 7.4 net acres currently allocated for employment development.
- The c. 64 acre **Forest Stone** community park including the land to the south which is currently optioned for the provision of a potential cemetery.
- Plot 5 – c. 4.9 net acres for the delivery of the future primary school
- **Ashfield Triangle** – c. 8.9 acres.



# Berry Hill



## Employment Parcel (c40.7 Gross Acres).



PLOT	AREA (ACRES)
12B	6.6
13	5.9
14	10.3
15	7.6
16	2.7
<b>TOTAL</b>	<b>33.1</b>

The Employment Parcel extends to a total of c. 40.7 acres (gross) and is situated at the eastern end of the development. It benefits from with substantial frontage to the MARR close to its junction with Southwell Road West (A6191) and comprises Plots 12B to 16 which extend to c. 33.1 net acres.

The A38 and A617 MARR corridor is a popular and established commercial location attracting both industrial and office occupiers. Established commercial areas nearby include Oakham Business Park to the west together with Sherwood Oaks and Ransom Wood in addition to the employment development around Southwell Road West to the east.

The local estates have for many years experienced low vacancy rates as occupiers are attracted to the location due to its ready access to a workforce, good road communications and public transport links. Amazon also recently established their fourth East Midlands fulfilment centre on the nearby Summit Park.



# Berry Hill

## Roadside/Leisure Parcel (c10.2 Gross Acres).

PLOT	NET ACRES
11	7.6



The Roadside/Leisure Parcel extends to a total of c. 10.2 acres (gross) and is accessible from the roundabout which has been formed towards the centre of the development at the junction of Adams Way and the MARR.

The A617 MARR is a popular route and forms part of the main east/west arterial route serving Mansfield linking it to Junction 28 of the M1 (via the A38) and the A614/A1 in an easterly direction. The Roadside / Leisure parcel is also situated close to the junction of the A617 MARR with the A60 Nottingham Road.

# Berry Hill





## Further information.

### ON-LINE INFORMATION PACK

An on-line data vault is available including the following elements:

- Site overview.
- Masterplans.
- Parcel constraint plans.
- Contour drawings.
- Highways layout plans.
- Proposed SUDS and drainage.
- Planning.
- Ecology.
- Design codes.
- Ground conditions.
- Utilities agreement.
- Management agreement
- Cemetery option.
- Topographical survey.
- Informal Tender Letter.

Access to the information pack is password protected and available from the agents.

### TENURE

The site is offered freehold with vacant possession.

### METHOD OF SALE

Offers are invited on an unconditional basis for the entire site or individual parcels by noon 1st March 2022. An invitation to Informal Tender letter setting out the basis upon which offers are to be submitted is contained within the on-line information pack.

### VAT

We understand that VAT will be charged at the standard rate on the purchase price.

### VIEWING

The site can be viewed from the public highway. Access on to the site is by prior arrangement only with the agents.

Please note that Innes England and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit.

### OUR ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## Contact.



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The Lindhurst Group

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