



AM2 ARCHITECT
CREATING VALUE THROUGH DESIGN

Building Plot 1, Coxmoor Road, Sutton-in-Ashfield, Nottinghamshire, NG17 5LF

£500,000
Tel: 01623 626990

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Building Plot (0.44 Acres)
- Striking Contemporary Detached Home
- 4 Bedroom Suites & 5 Bath/Shower Rooms
- Substantial Ground Floor Balcony (344 Sq Ft)
- South Facing Open Rear Views
- Detailed Planning Consent Approved
- Over Three Floors: 4,208 Sq Ft (391m2)
- Huge Open Plan Living/Dining/Kitchen
- Separate Detached Double Garage
- Rare Self Build Opportunity!

An exciting opportunity to acquire a building plot extending to circa 0.44 of an acre or thereabouts with detailed planning consent approved for a substantial detached family house of striking contemporary and gabled design.

Detailed planning consent was approved by Ashfield District Council on 19th September 2025 under planning reference number V/2025/0370.

The plot is positioned in a desirable location on Coxmoor Road in a commanding and elevated position with wonderful south facing rear views.

House 1 boasts 4,208 sq ft (391m2) arranged over three floors with a separate detached double garage with an adjoining store which provides a further 527 sq ft (49m2). The ground floor living accommodation comprises a stunning vaulted entrance hallway with double doors opening to a huge open plan living/dining/kitchen. There is a plant room, cloaks, WC, boot room, utility room, home office and a separate living room. There is a substantial 344 sq ft (32m2) balcony at ground floor level extending across the full width of the property overlooking the lower level terrace, rear garden and south facing open countryside beyond. The lower level ground floor provides a hallway, gym, home cinema/games room, bike store, plant room and a shower room. The lower ground floor configuration could be changed for alternative use such as additional bedroom or granny annex. The vaulted first floor galleried landing enjoys the best of the south facing views, together with lovely views over Coxmoor golf club to the north. There are four large bedroom suites each with vaulted ceilings and an en suite. The master bedroom has an en suite bathroom and a walk-in wardrobe.

The plot stands in a prime location on Coxmoor Road alongside a variety of individual and high value homes all occupying large plots. The approved plans show house 1 has its own private driveway entrance providing ample off road parking with turning space and a separate detached double garage with an adjoining store. The rear garden features a substantial, south facing terrace garden with steps leading to a large garden bordering to open countryside.

This is a rare opportunity for developers and self builders who are looking to build their own dream home! Our client is prepared to offer a design and build option if required and begin construction immediately.





www.am2architects.com

LOCATION PLAN . . . SCALE 1:1250

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF



SCALE 1:1250
0 10 50 75 125 m

SCALE 1:1250 @ A3 2

www.am2architects.com

DESIGN PROPOSAL...

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF

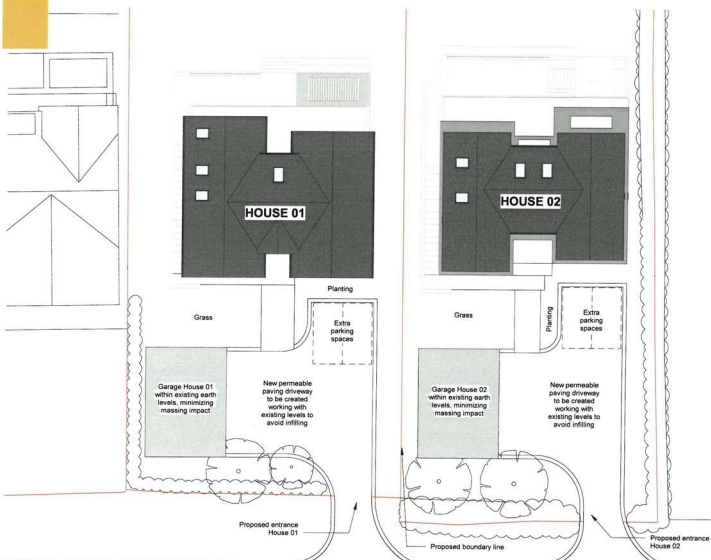


AM2 architects
Landscape Architecture

www.am2architects.com

PROPOSED SITE PLAN - HOUSE 01 & HOUSE 02 . . .

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF



Site Plan House 01 - 02 1 : 200

Do not scale from drawing. AM2 Ltd accept no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance should be placed on such dimensions. If no dimension is given, it is the responsibility of the recipient to obtain the dimension specifically from the author or by site measurement. The sizing of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon sizing information shown on this drawing.

SCALE 1:200
0 1 5 10 20 m

SCALE 1:200 @ A3 3

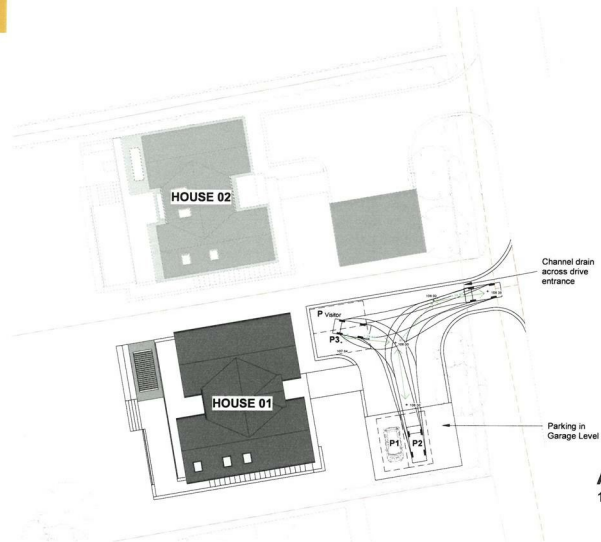
AM2 architects
Landscape Architecture

Ordnance Survey © Crown Copyright 2021. All rights reserved. Licence number 100022432

PROPOSED ACCESS ARRANGEMENT . . .

HOUSE 01

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF

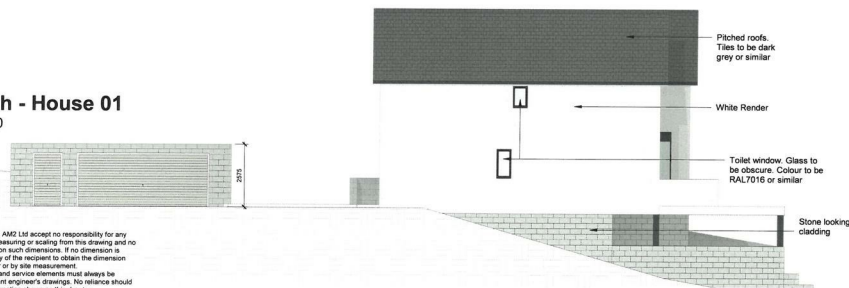
Access Arrangement House 01
1 : 250

Do not scale from drawing. AM2 Ltd accept no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance should be placed on such dimensions. If no dimension is given, it is the responsibility of the recipient to obtain the dimension specifically from the author or by site measurement. The sizing of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon sizing information shown on this drawing.

PROPOSED NORTH & WEST ELEVATIONS . . .

HOUSE 01

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF

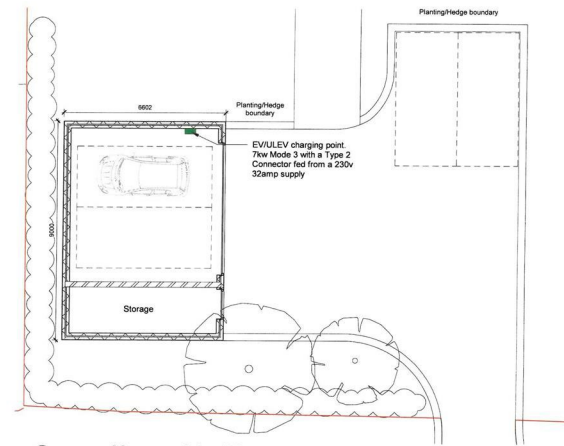
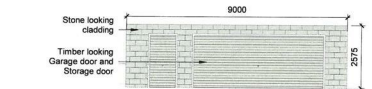
West - House 01
1 : 100North - House 01
1 : 100

Do not scale from drawing. AM2 Ltd accept no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance should be placed on such dimensions. If no dimension is given, it is the responsibility of the recipient to obtain the dimension specifically from the author or by site measurement. The sizing of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon sizing information shown on this drawing.

PROPOSED GARAGE PLANS & ELEVATIONS . . .

HOUSE 01

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF

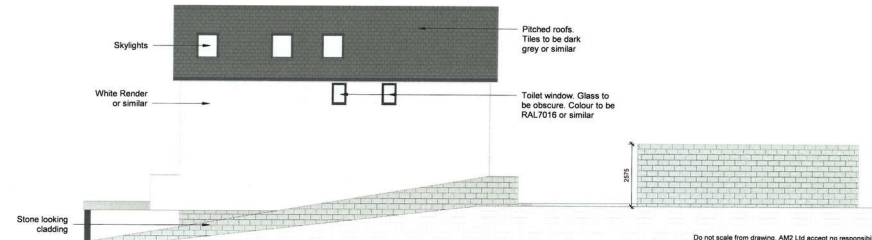
Garage House 01 - Plan
1 : 100Garage H1 - North
1 : 100Garage H1 - South
1 : 100Garage H1 - West
1 : 100Garage H1 - East
1 : 100

Do not scale from drawing. AM2 Ltd accept no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance should be placed on such dimensions. If no dimension is given, it is the responsibility of the recipient to obtain the dimension specifically from the author or by site measurement. The sizing of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon sizing information shown on this drawing.

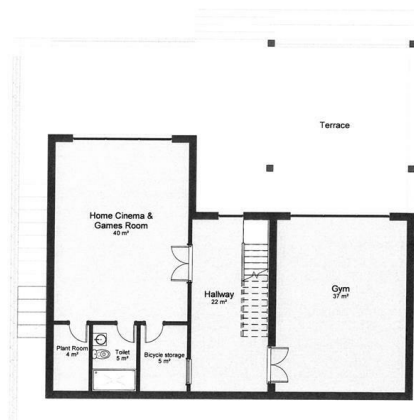
PROPOSED SOUTH & EAST ELEVATIONS . . .

HOUSE 01

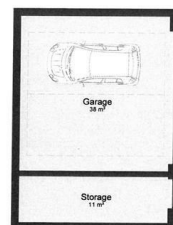
LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF

East - House 01
1 : 100South - House 01
1 : 100

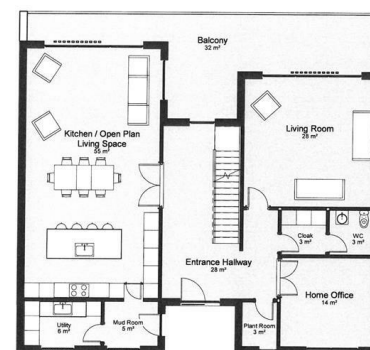
Do not scale from drawing. AM2 Ltd accept no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance should be placed on such dimensions. If no dimension is given, it is the responsibility of the recipient to obtain the dimension specifically from the author or by site measurement. The sizing of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon sizing information shown on this drawing.



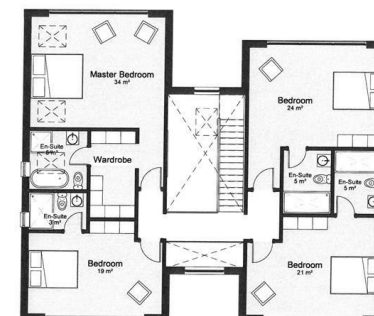
Basement - House 01



Garage House 01 - Plan



Ground Floor - House 01

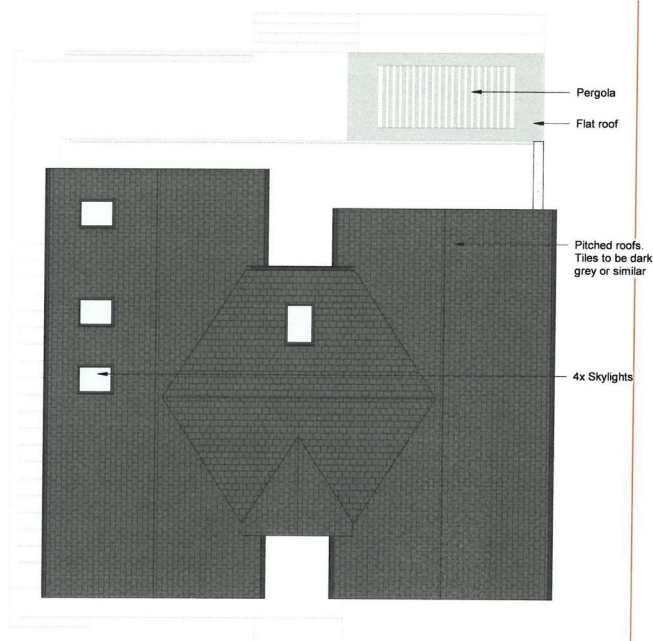


First Floor - House 01

PROPOSED ROOF PLAN . . .

HOUSE 01

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF



Roof - House 01

1 : 100

Do not scale from drawing. AM2 Ltd accept no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance should be placed on such dimensions. If no dimension is given, it is the responsibility of the recipient to obtain the dimension specifically from the author or by site measurement. The sizing of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon sizing information shown on this drawing.

SCALE 1:100
0 1 5 10 m

SCALE 1:100 @ A3 8

AM2 architects
Creating Water Through Design



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers