



 **AM2 ARCHITECT**
CREATING VALUE THROUGH DESIGN

Building Plot 2, 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 House
- 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: 4,036 Sq Ft (375m2)
- 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 2 boasts 4,036 sq ft (375m2) 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, a walk-in wardrobe and a 7m2 balcony.

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 2 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

DESIGN PROPOSAL...

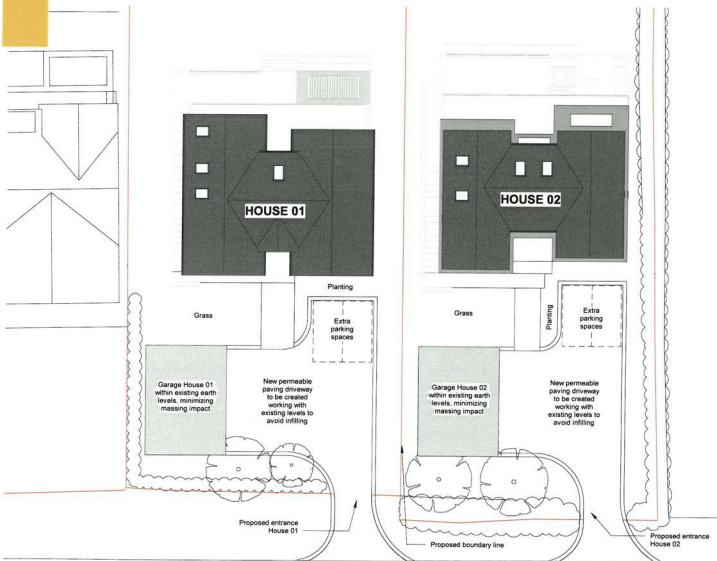
LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF



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

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Site Plan House 01 - 02 1 : 200

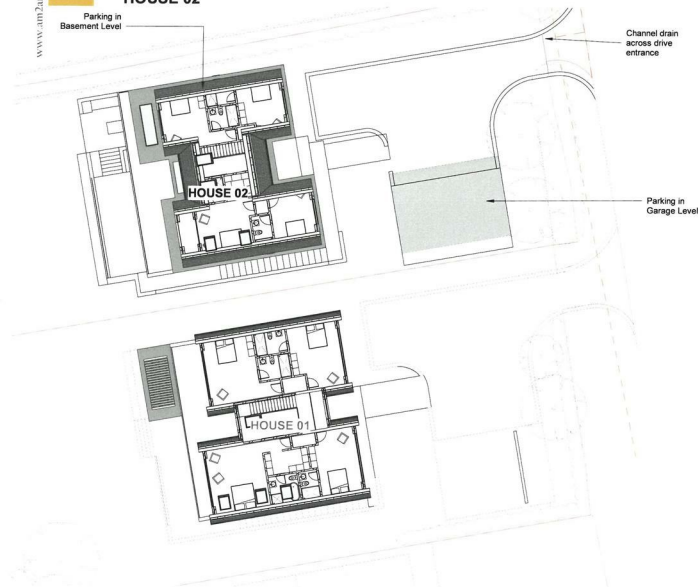
Do not scale from drawing. AM2 Ltd accept no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance should be placed on such dimensions. If no dimension is given, it is the responsibility of the recipient to obtain the dimension specifically from the author 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

PROPOSED ACCESS ARRANGEMENT . . .

HOUSE 02

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

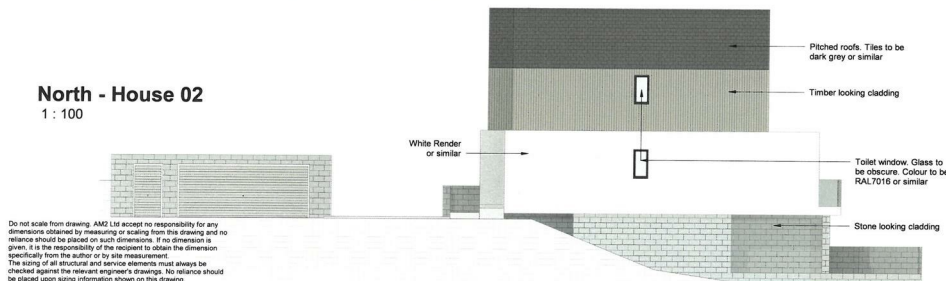
Access Arrangement House 02
1 : 200

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PROPOSED NORTH & WEST ELEVATIONS . . .

HOUSE 02

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

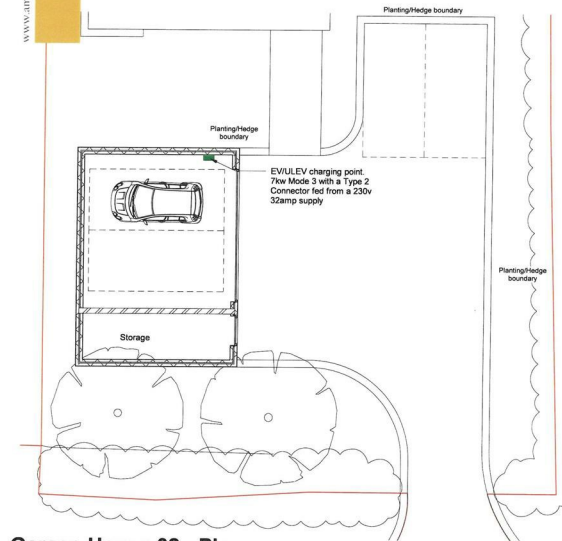
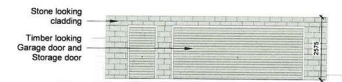
West - House 02
1 : 100North - House 02
1 : 100

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PROPOSED GARAGE PLANS & ELEVATIONS . . .

HOUSE 02

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

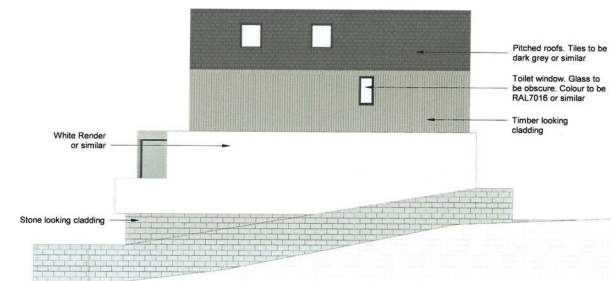
Garage House 02 - Plan
1 : 100Garage H2 - North
1 : 100Garage H2 - South
1 : 100Garage H2 - West
1 : 100Garage H2 - East
1 : 100

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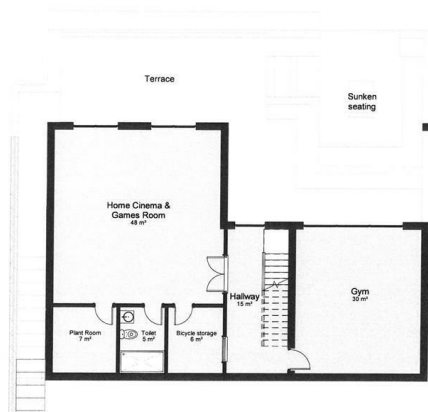
PROPOSED SOUTH & EAST ELEVATIONS . . .

HOUSE 02

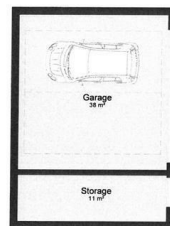
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East - House 02
1 : 100

South - House 02



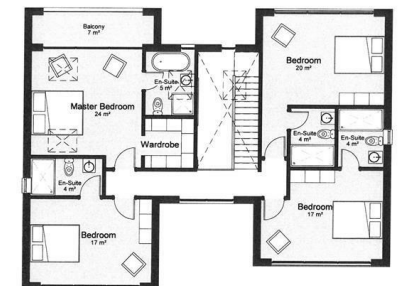
Basement - House 02



Garage House 02 - Plan



Ground Floor - House 02

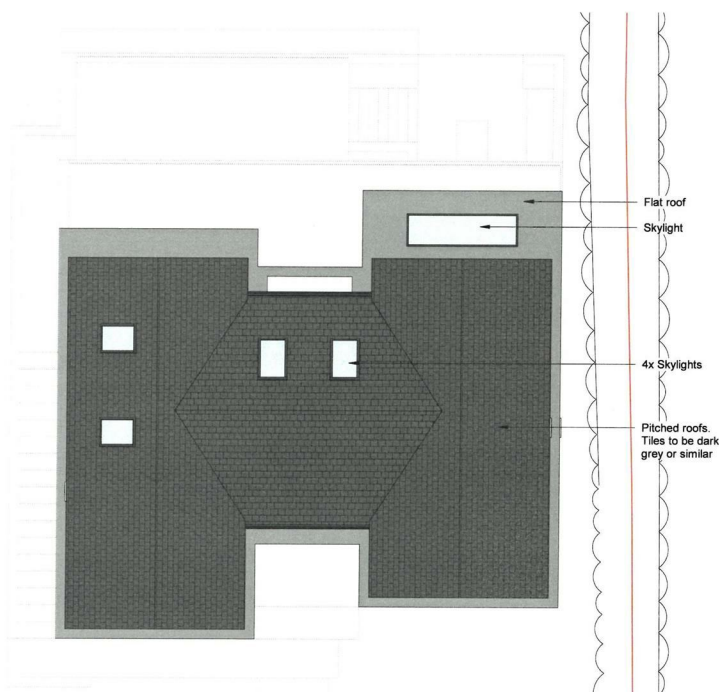


First Floor - House 02

PROPOSED ROOF PLAN . . .

HOUSE 02

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



Roof - House 02

1 : 100

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SCALE 1:100
0 1 5 10 m

SCALE 1:100 @ A3 17

AM2 architects
Creating Value Through Design



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