

An aerial photograph of a residential property. The property features a large, dry, yellowish-brown lawn in the center. To the left of the lawn is a large, dense green tree. To the right of the lawn is a smaller, grey-roofed shed or outbuilding. In the background, there are two houses: one with a red-tiled roof and another with a brown-tiled roof and solar panels. A road with a white arrow pointing right is visible at the bottom of the image. The text "BuckleyBrown" is written in a large, white, serif font, and "ESTATE AGENTS" is written in a smaller, white, sans-serif font below it.

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£100,000

Wheatfield Crescent, Mansfield
Woodhouse, Mansfield,

Welcome to **BuckleyBrown**, where every home
is carefully presented, so you can explore
with clarity and confidence.

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"The site represents a suitable opportunity for residential development within an established and desirable location. Its position within the defined development boundary, together with the surrounding residential context, makes it an appropriate location for the proposed construction of a 5-bedroom detached house"

Jon, Director



A FANTASTIC OPPORTUNITY

The proposal represents an appropriate opportunity to make efficient use of an underutilised section of an existing residential plot within the defined development boundary.

The development would provide a single self-build dwelling in a sustainable location, contributing to the local housing supply whilst respecting the established residential character of the surrounding area. The site's size, access arrangements and relationship with neighbouring development make it well suited to accommodate the proposed dwelling without resulting in an overdevelopment of the plot.



THE FINER DETAILS

The application seeks full planning permission for the construction of a single detached self-build dwelling within an established residential area characterised predominantly by two-storey detached houses. The proposed dwelling would be positioned within the side garden of the existing property at 81 Wheatfield Crescent.

The site comprises a well-proportioned residential plot accessed via a private driveway from Wheatfield Crescent. It is well enclosed by existing boundary treatments and mature planting, providing a visually contained setting. The site is bordered by existing residential properties to the north and east, Ollerton Road to the south, and a landscaped verge to the west. The site lies within the defined development boundary, where the principle of residential development is generally supported.





SCALE

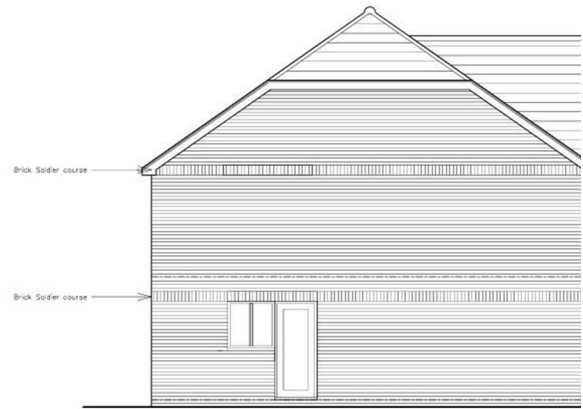
g Block Plan Scale 1:500 @ A4
✓ B

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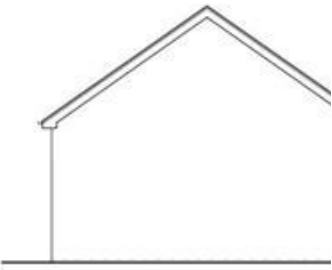


Vertical feature cladding

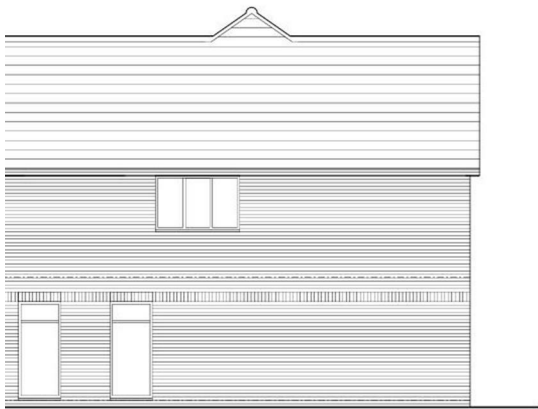
Proposed Front Elevation



Proposed Side Elevation to No.81



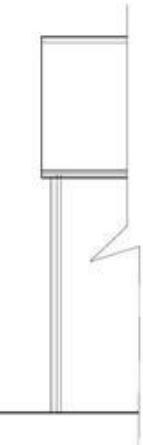
Proposed Front Elevation



Proposed Side Elevation to boundary



Proposed Rear Elevation

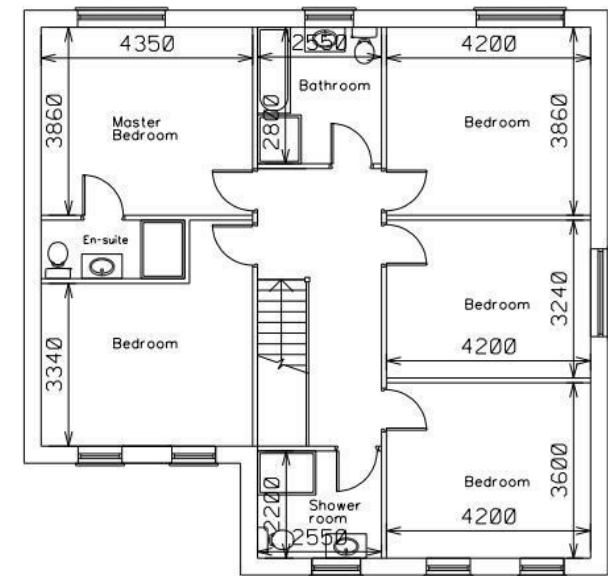
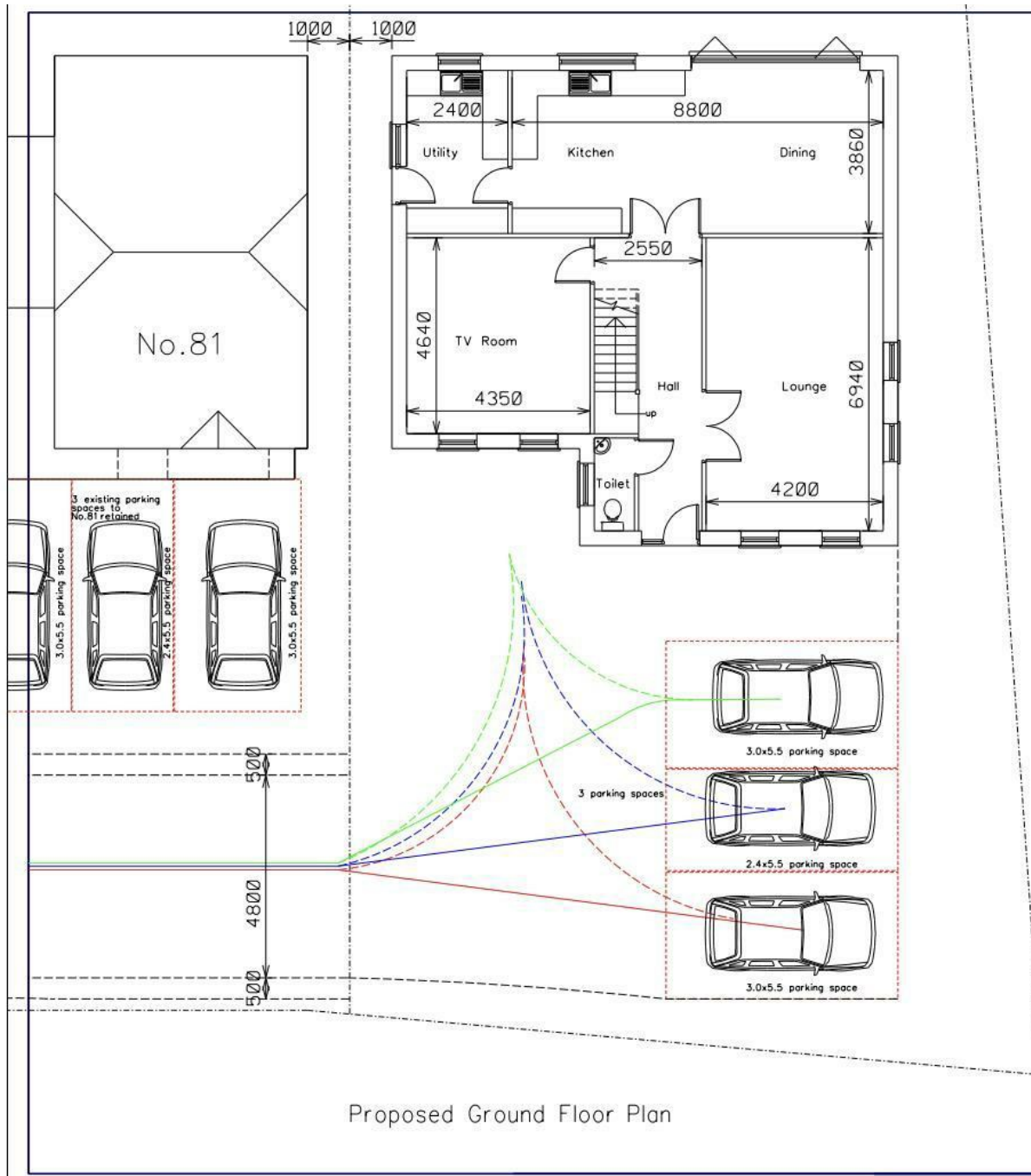


Proposed Rear Elevation



Proposed Rear Elevation





- Key to vehicle maneuvers**
- vehicle 1 access in route
 - vehicle 2 access in route
 - vehicle 3 access in route
 - - - vehicle 1 egress out route
 - - - vehicle 2 egress out route
 - - - vehicle 3 egress out route

Rev D - driveway layout adjusted to highway requirements
 Rev C - Vehicle maneuvers added for access & egress and existing driveway layout corrected
 Rev B - Carport Omitted
 Rev A - Adjustments to windows and garage replaced with Carport

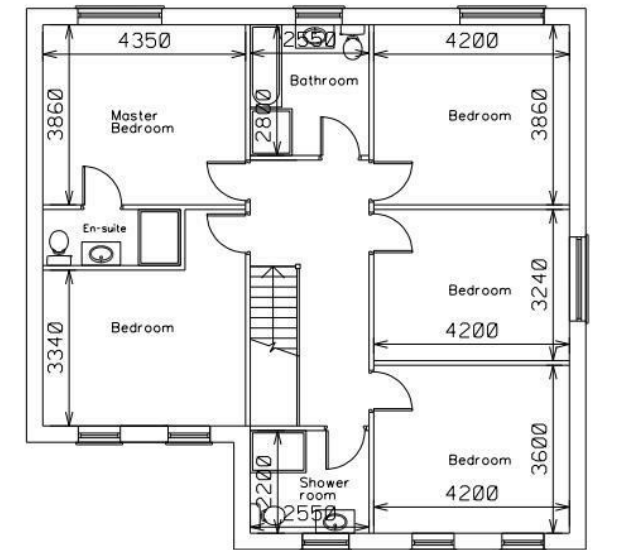
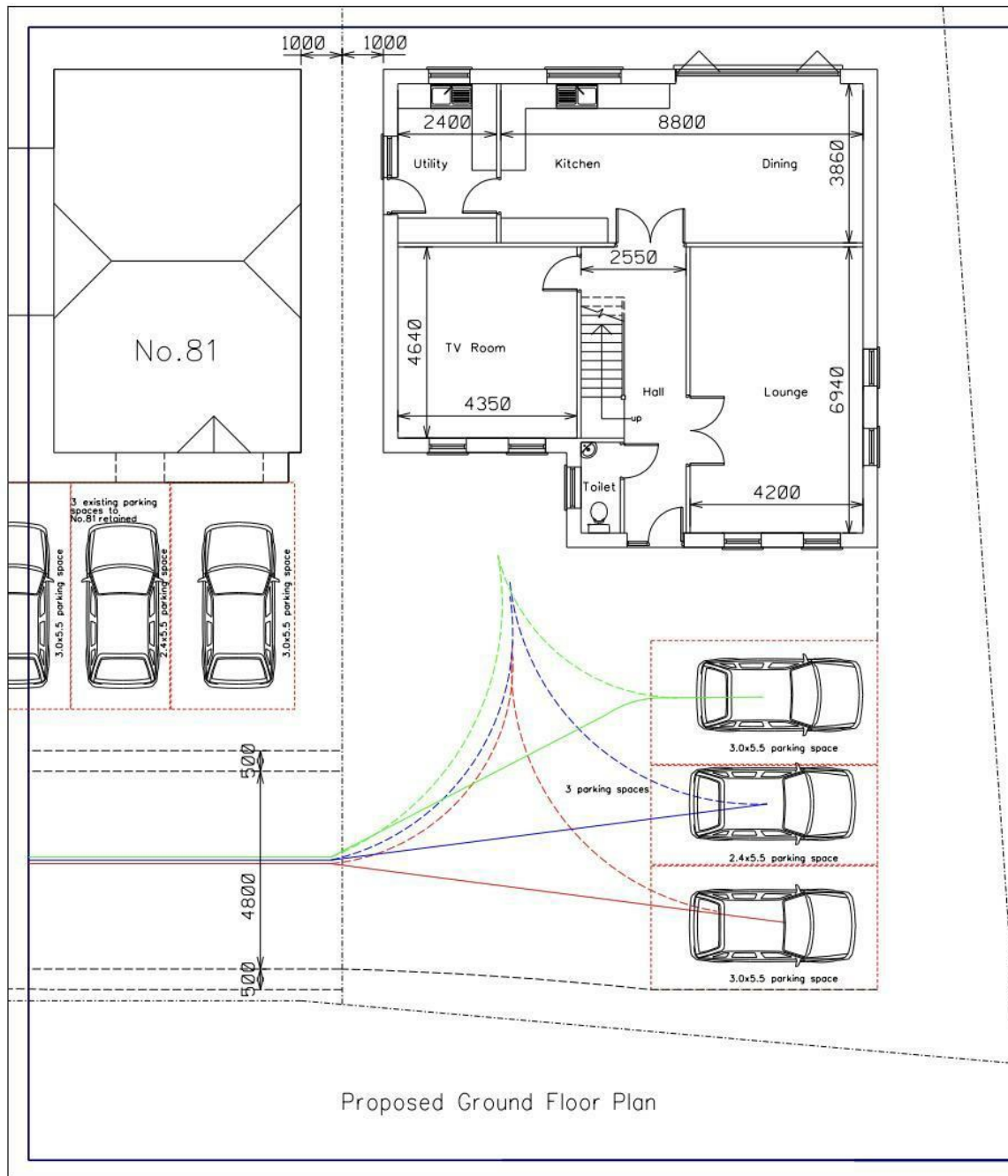
Proposed First Floor Plan



Project Name
 Proposed Floor Plans
 New House adjacent
 81 Wheatfield Crescent
 Mansfield Woodhouse
 Mansfield,
 Scale 1:50 @ A1

LIFE IN MANSFIELD WOODHOUSE

The application site occupies a sustainable location within the urban area of Mansfield Woodhouse, where future occupants would have convenient access to a wide range of day-to-day services and facilities. Local shops, schools, healthcare provision, community facilities and public transport are all available within easy walking and cycling distance, reducing the need to travel by private car. The site also benefits from good connections to the wider highway network and nearby areas of open space and recreation. As such, the proposal would provide future residents with a high standard of residential amenity in accordance with the principles of sustainable development.



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Proposed First Floor Plan

Project Name
 Proposed Floor Plans
 New House adjacent
 81 Wheatfield Crescent
 Mansfield Woodhouse
 Mansfield,
 Scale 1:50 @ A1



Key Features

EXISTING COVENANT FROM A NO LONGER OPERATING COMPANY

Mansfield District Council - 2024/0436/FUL

Level site with good road frontage and access potential.

Ideal opportunity for developers, builders or private buyers seeking a custom-build project.

Easy access to Mansfield town centre and local amenities

Residential plot in a well-established and sought-after area of Mansfield Woodhouse

These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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