



- the local planning authority refer only to permission under the Town and Country Planning Act 1990 and the Building Regulations 2010. The client will be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the proposed site details, restrictive covenants, land ownership, tenancy agreements, boundary encroachment and rights of way etc.
- SITE BOUNDARIES:** The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. Liability to be effected by the proposed works indicated on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. When setting out proposed work, client / contractor to ensure that above and below ground works are contained within apparent land ownership.
  - MATERIALS:** Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
  - DISCREPANCY SURVEY DATA:** Block, site and location plan are reproduced under license from the Ordnance Survey.
  - SERVICES:** Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
  - DRAINAGE:** Please note if any drainage below or within 3 metres of the proposed structure to a public sewer, permission must be sought by way of a building over-encroachment form from the statutory water authority prior to beginning work on site.
  - MEASUREMENT & DIMENSIONS:** All dimensions are in millimetres unless stated otherwise.
  - PARTY WALLS ETC.:** The client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.
  - CON REGULATIONS 2015:** Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint a Principal Designer and Principal Contractor under separate appointment.
  - MISCELLANEOUS:** We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.

Rev	Date	Int	Details

**green2k design**  
 Architectural Designers & Chartered Surveyors  
 Thomas Henry House,  
 First Floor,  
 1-5 Church Street,  
 Ripley,  
 Derbyshire,  
 DE5 3BU  
 t 01773 512935  
 f 0870 8362206  
 e info@green2kdesign.com

**Client Details**  
 Hurst Homes LTD

**Site Address**  
 Land at Cauldwell Road  
 Sutton in Ashfield  
 Nottinghamshire

**Proposed Work**  
 Residential development

**Drawing Title**  
 Block & location plan

**Guide Price £1,250,000 Freehold**  
 GREENHILLS HOUSE CAULDWELL ROAD | | SUTTON-IN-ASHFIELD | NG17 5LB

## Exceptional Residential Development Opportunity...

A rare and outstanding opportunity to acquire a prime seven-plot residential development site, ideally located within one of Sutton-in-Ashfield's most desirable neighborhoods.

This exceptional plot of land comes with full planning permission for a luxury development of seven exclusive detached homes. The approved planning application allows for the construction of a bespoke, high-quality residential enclave that seamlessly blends modern design with the surrounding area's established character and charm. Developers and investors will find this a unique chance to create a high-end community in a sought-after location.

The planning application has been fully approved, detailing the design and scope for detached homes that will offer modern living in a tranquil yet well-connected setting. The development provides an exciting opportunity to deliver homes that will not only enhance the local area but also offer residents a premium lifestyle.

Positioned for maximum convenience, the site boasts excellent transport links, with easy access to the A38 and M1, providing swift connections to Nottingham, Derby, and the wider Midlands region. For everyday living, the area offers a wealth of local amenities, including highly regarded schools, Kings Mill Hospital, and a host of leisure and retail options. The nearby Kings Mill Reservoir offers a picturesque setting for outdoor activities, enhancing the overall appeal of the location.

This is a rare and exceptional opportunity to secure a development site in a highly sought-after and convenient location, with full planning permission in place for a scheme of true quality and lasting value.



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1841

110



### Gross Development Value

Our helpful negotiators will be more than happy to discuss any potential income to be made on your purchase of this plot, with advise from our expert valuers.

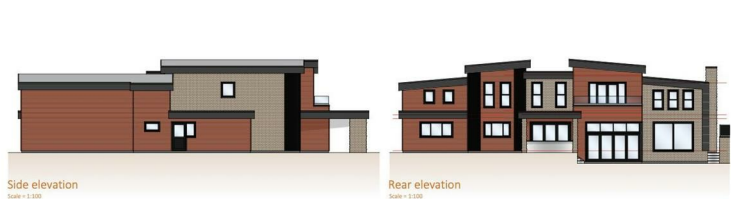
### Planning Refrence

Planning Reference: V/2025/0475

This exceptional plot of land comes with full planning permission for a luxury development of seven exclusive detached homes.



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green2k design  
Architectural Design & Construction Services  
Thomas Henry House,  
11 Church Street,  
Sutton,  
Leicestershire,  
LE13 3DT  
T: 01533 512025  
F: 01533 512026  
E: info@green2kdesign.com  
Client Details  
Site Address  
Plot Number  
Local Authority  
Neighbourhood  
Proposed Work  
Residential conversion  
Planning Code  
Scale: 1:100 1:200 1:500 1:1000  
Site No: 1841  
Sheet No: 108 Rev: 1  
Scale: 1:100 A1

Scale: 1:100 1:200 1:500 1:1000  
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Thomas Henry House,  
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LE13 3DT  
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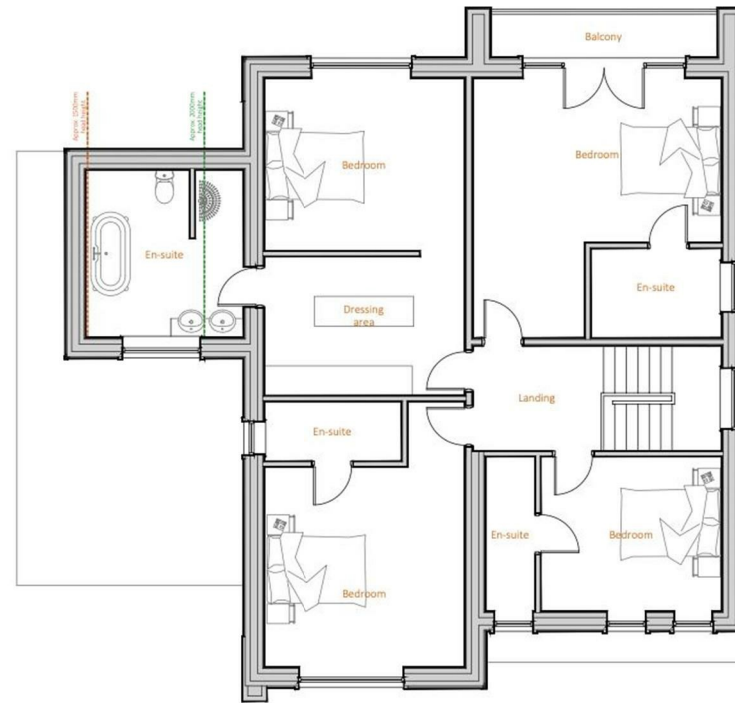
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

**GREENHILLS HOUSE  
CAULDWELL ROAD  
SUTTON-IN-ASHFIELD  
NOTTINGHAMSHIRE  
NG17 5LB**



**Ground floor layout**  
Scale = 1:50



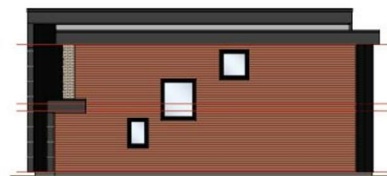
**First floor layout**  
Scale = 1:50



**Side elevation**  
Scale = 1:100



**Front elevation**  
Scale = 1:100



**Side elevation**  
Scale = 1:100



**Rear elevation**  
Scale = 1:100

Building Regulations 2010: The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds, restrictive covenants, land ownership, planning agreements, boundary measurement and rights of way etc.

7. **SITE BOUNDARIES:** The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and all existing legal ownership and responsibility for all boundary walls, fences and hedges etc. shall be checked by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. Where existing and proposed work, client / contractor to ensure that above and below ground works are contained solely within applied and level boundaries.

8. **MATERIALS:** Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturer's guidelines and codes of practice.

9. **ORDNANCE SURVEY DATA:** Block, site and location plan are reproduced under license from the Ordnance Survey.

10. **SERVICES:** Information given on this drawing regarding the position of any services is given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.

11. **DRAINAGE:** Please note if any drainage below or within 3 metres of the proposed is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.

12. **MEASUREMENT & DIMENSIONS:** All dimensions are in millimetres unless stated otherwise.

13. **PARTY WALL ACT:** The client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to get prior written notification to any neighbouring property owners affected.

14. **CEM REGULATIONS 2011:** Clients must be aware of their responsibilities under CEM under CEM 11 in the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.

15. **WINDCUTLANDS:** We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.

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Thomas Henry House,  
First Floor,  
1-5 Church Street,  
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Derbyshire,  
DE5 3BU

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**Proposed Work**  
Residential development

**Drawing Title**  
Plot 2 - Layouts & elevations

**BuckleyBrown Estate Agents**

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
www.buckleybrown.co.uk

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121



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