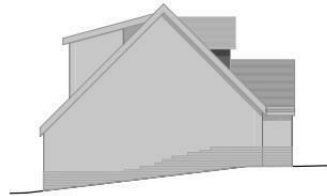




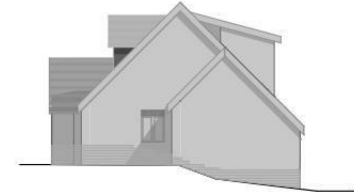
Proposed Front Elevation



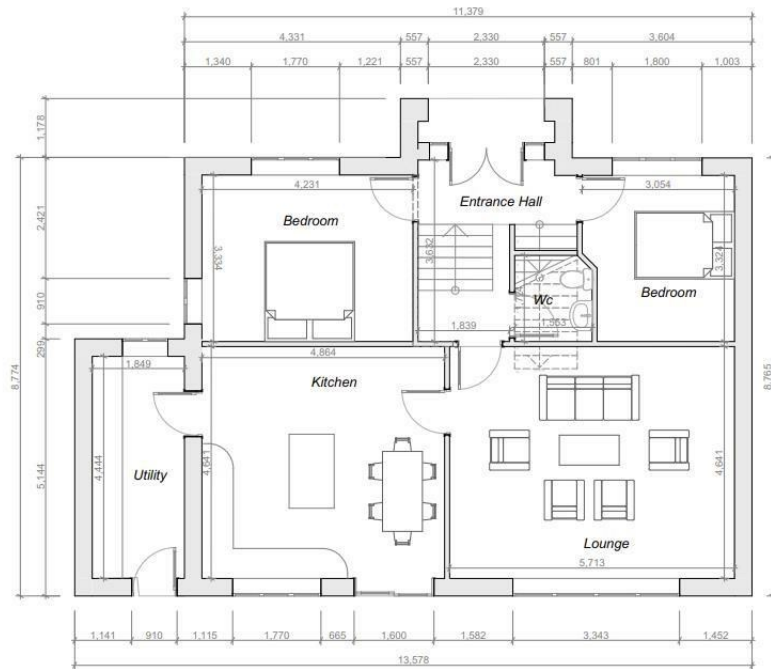
Proposed Side Elevation



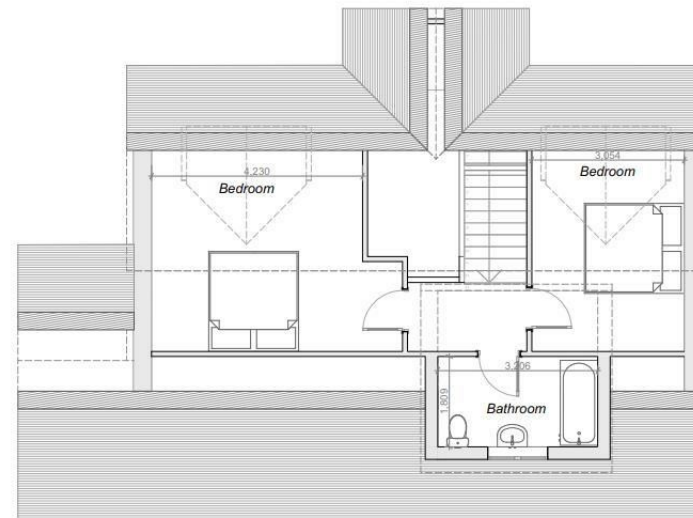
Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor



Proposed First Floor

Proposed Dwelling  
Off Newboundmill Lane  
Pleasley

 M.W.Caddy  
Architectural Design Service

5 meters

£175,000 Freehold

NEWBOUNDMILL LANE | PLEASLEY | MANSFIELD | NG19 7QB

 **BuckleyBrown**  
ESTATE AGENTS

## EXCEPTIONAL DEVELOPMENT OPPORTUNITY...

We are pleased to present this outstanding building plot situated in the highly desirable village of Pleasley, offering an exciting opportunity for developers and investors seeking a larger-scale residential project.

The plot is conveniently located close to local amenities, shops, and excellent transport links, while also enjoying a semi-rural position that combines accessibility with a peaceful, countryside outlook.

Plot 1 is offered with conditional planning permission for the erection of an impressive three-storey, five-bedroom detached dwelling with a detached double garage, providing substantial living accommodation and excellent end-value potential.

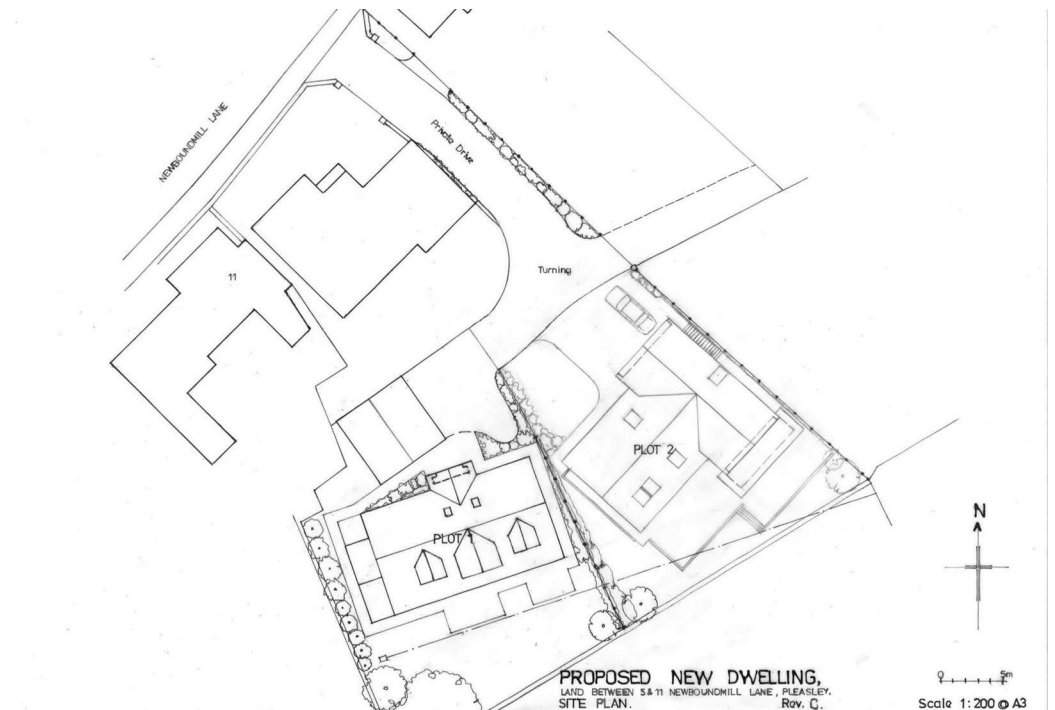
Our experienced valuer team has advised that, based on current market conditions, Plot 1 could achieve a strong gross development value of £525,000. This figure is indicative only and represent an opinion at this time. Final values will be subject to the finished specification and prevailing market conditions at the time of sale.

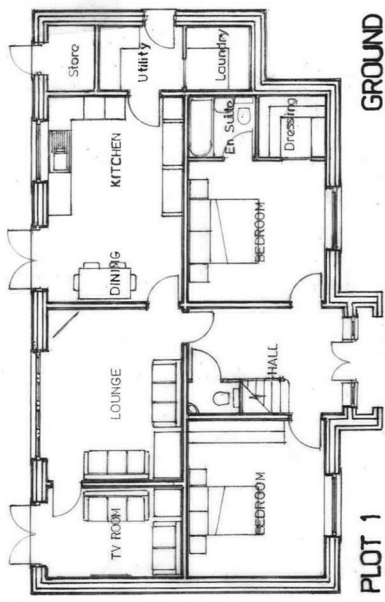
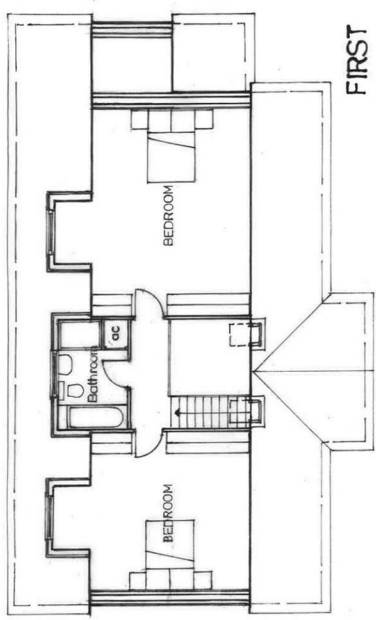
Full planning details are available via the Bolsover District Council Planning Applications website under reference 23/00253/FUL.

The plot enjoys open views, a natural surrounding landscape, and is within walking distance of the River Maun. The generous plot size and desirable location further enhance its appeal.

For those not seeking immediate development, the land may also be suitable for alternative uses such as the keeping of livestock or wildlife, as seen with neighbouring plots in the area (subject to any necessary consents).

For further details or to arrange a viewing, please contact our helpful team on 01623 633633.






**PROPOSED NEW DWELLING:**  
 LAND BETWEEN 5 & T, NEWBOUNDHILL LANE, PLEASANT  
 PLOT 1. Rev. B.

0 1 2 3m  
 Scale 1:100 @ A3.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

PLOT 1  
NEWBOUNDMILL LANE  
PLEASLEY  
MANSFIELD  
NOTTINGHAMSHIRE  
NG19 7QB

## BuckleyBrown Estate Agents

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1 Market Place | Bolsover | Chesterfield | S44 6PN

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