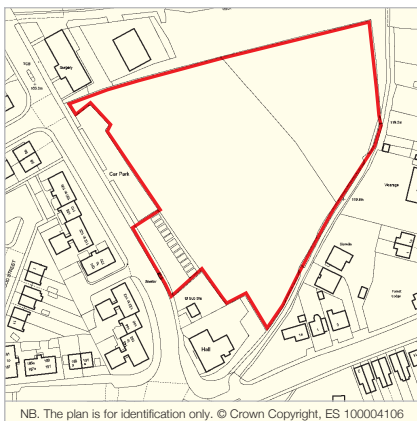


## Mansfield

Land adjacent to  
Sandy Lane Surgery,  
Sandy Lane,  
Nottinghamshire  
NG18 2LT

- A Freehold Site extending to Approximately 2.01 Hectares (4.98 Acres)
- Planning Permission for 63 Dwellings and Associated Infrastructure
- Completed Scheme comprises 19 x Two Bedroom, 38 x Three Bedroom and 6 x Four Bedroom Dwellings
- Walking distance to Mansfield Town Centre

### Vacant Possession



### VACANT – Freehold Site with Planning Permission



#### Tenure

Freehold.

#### Location

The property is located off Sandy Lane to the south of the Sandy Lane Surgery and to the north of its junction with Pecks Hill. A good selection of shops and amenities is available in Mansfield town centre, with retail outlets including Marks & Spencer, Dorothy Perkins and Debenhams. A large indoor shopping centre known as Four Seasons houses over 50 retailers, whilst Mansfield is also a market town with a 700 year old market tradition. Mansfield Rail Station affords regular services to Nottingham. The A60, A38 and M1 Motorway (Junction 28) are within reach. Mansfield Community Hospital is to the west and the River Maun is to the north.

#### Description

The property comprises an irregular shaped site which extends to approximately 2.01 hectares (4.98 acres).

#### Accommodation

**Site Area Approximately 2.01 Hectares (4.98 Acres)**

#### Planning

Local Planning Authority: Mansfield District Council.

Tel: 01623 463463.

Planning permission (Ref: 2016/0262/ST) was granted on 28th March 2018 for the erection of 63 dwellings and associated infrastructure.

The completed scheme comprises 19 x two bedroom, 38 x three bedroom and 6 x four bedroom dwellings.

Copies of the planning permission and associated documentation, including proposed plans, are available for inspection at [www.mansfield.gov.uk](http://www.mansfield.gov.uk).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.