



Guide Price £160,000 Freehold

LAND AT PORTLAND STREET | | SUTTON-IN-ASHFIELD | NG17 4AW

BuckleyBrown
ESTATE AGENTS

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY!... An outstanding opportunity to acquire a ready-to-go residential development site in a highly accessible and well-located area of Sutton-in-Ashfield. The site benefits from outline planning permission, significantly reducing lead time and risk for developers and investors alike.

The approved scheme allows for the construction of four well-designed semi-detached dwellings, each offering private driveway parking. The layout has been thoughtfully planned to maximise space, functionality, and market appeal, making the homes ideally suited to the local demand for modern family and first-time buyer housing.

With strong surrounding amenities, excellent transport links, and a proven residential market, this site presents an exceptional opportunity to deliver high-quality homes with attractive resale or rental potential.

Contact our team today to request full planning details and discuss this exciting opportunity further.

Planning application number - V/2025/0320







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

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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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