

£270,000

Princess Street, Kirkby In Ashfield,

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\*\*\*GUIDE PRICE £270,000 – £300,000\*\*\*

"This land represents a rare opportunity to acquire a well-located and versatile site with strong residential development potential, further enhanced by previous planning consent and available services nearby."

- Jack



## EXPANSIVE LAND ON OFFER

*The site extends to approximately **2.7 acres of land**, offering a substantial and highly versatile parcel that presents a rare opportunity in this location.*

The land is well-positioned and benefits from a generous overall footprint, making it suitable for a range of potential uses, subject to the necessary consents. It is accessed via **three separate entry points**, providing excellent flexibility for movement and future planning considerations. The boundaries are secured with **farm gates**, ensuring the site is well-defined and contained, with the most practical and convenient access point being from **Princess Street**, which provides straightforward entry to the land.



## STEP ON SITE

Planning permission has previously been granted (FP/2001/0848) for the erection of a four-bedroom detached dwelling, highlighting the site's strong development potential.

This approval underlines the suitability of the land for residential use and offers an excellent foundation for those looking to create a bespoke home in a desirable setting. With water and electricity connections available nearby, the site is well-served for future development, making it an attractive proposition for builders, developers, or individuals seeking to design and build their own property in a semi-rural yet accessible location.





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## LIFE IN KIRKBY-IN-ASHFIELD

***Kirkby-in-Ashfield is a well-established and popular market town located in the Ashfield district of Nottinghamshire, offering a practical and well-connected setting with a strong sense of local community. Ideally positioned between Mansfield and Nottingham, the town appeals to a wide range of buyers seeking convenience, accessibility and a welcoming neighbourhood atmosphere.***

The town itself offers a good range of everyday amenities, centred around its traditional high street and local shopping areas. Residents benefit from access to supermarkets, independent shops, cafés and leisure facilities, as well as a selection of schools and healthcare services. Kingsway Park and the nearby leisure centre provide valuable recreational spaces, making the area particularly attractive for families and those who enjoy an active lifestyle.

Surrounded by areas of open space and countryside, Kirkby-in-Ashfield is well suited to outdoor enthusiasts. Local parks, nature reserves and walking routes offer opportunities for relaxation and recreation, while the nearby countryside and woodland areas provide scenic settings for longer walks and cycling. These green spaces contribute to the town's balance of urban convenience and outdoor appeal.



# Key Features

Approximately 2.7 acres land

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Previous planning permission for four bedroom detached homes  
(FP/2001/0848)

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Excellent scope for a variety of buyers

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