



- the local planning authority either only to permission under the Town and Country Planning Act 1990 and the 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, tenancy agreements, boundary encroachment 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 shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. Walls to be affected 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 or engaged work, client / contractor to ensure that above and below ground works are contained solely within applicant land and ownership.
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 action prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
9. **OBSTACLES:** 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.
10. **DRAINAGE:** Please note if any drainage below or within 5 meters of the proposed boundary 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.
11. **MEASUREMENTS & DIMENSIONS:** All dimensions are in millimetres unless stated otherwise.
12. **PLANNING 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 give prior written notification to any neighbouring property owners affected.
13. **CONTRACTORS:** Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
14. **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
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green2k design

Architectural Designers & Chartered Surveyors

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First Floor,
1-5 Church Street,
Ripley,
Derbyshire,
DE5 3BU

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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

BuckleyBrown
ESTATE AGENTS

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.





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

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.

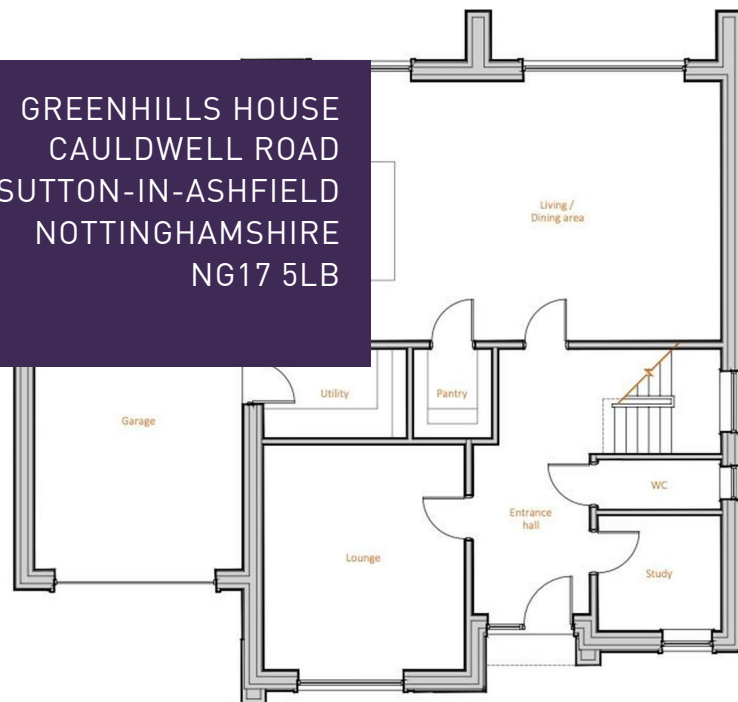
Energy Efficiency Rating

	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		

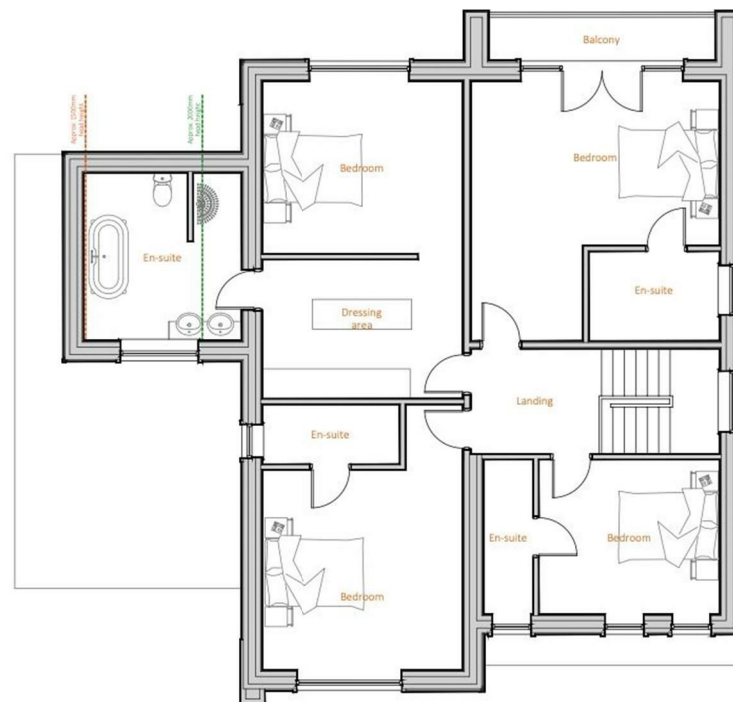
England & Wales

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, and easements, existing agreements, boundary, and other matters of which the client is aware.
7. SITE BOUNDARIES: The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the larger position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. Walls to be erected 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. When setting out proposed work, client / contractor to ensure that above and below ground works are contained solely within applied land ownership.
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 works is a public sewer, permission must be sought by way of a building over agreement from the drainage and/or authority prior to beginning work on site.
12. MEASUREMENT & DIMENSIONS: All dimensions are in millimeters 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. CONSTRUCTION 2013: Clients must be aware of their responsibilities under CDM 2013 to the client's responsibility to appoint the Principal Designer and Principal Contractor under appropriate appointment.
15. 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

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Residential development

Drawing Title
Plot 2 - Layouts & elevations

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