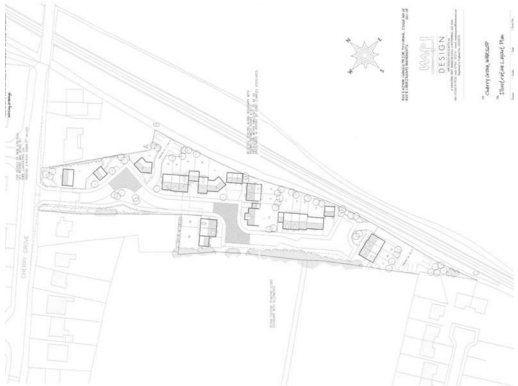


Offers Around £550,000 Freehold

CHERRY PADDOCKS CHERRY GROVE | WARSOP | MANSFIELD | NG20 0JZ

BuckleyBrown ESTATE AGENTS

FANTASTIC DEVELOPMENT OPPORTUNITY

This 1.79 acre plot includes a 2 bedroom bungalow and has spectacular countryside views. It previously benefitted from outline planning permission for 19 dwellings.

Cherry Paddocks is an unmissable opportunity for developers looking to invest in Warsop. This upcoming area continues to grow in popularity as neighbouring towns expand and attract new businesses, making now an excellent time to consider the sites potential.

Various surveys , including drainage options, have already been undertaken and are available on request.

Location

In the heart of the ever growing Warsop, Cherry Paddocks is the perfect development opportunity as a hotspot for families, investors and first time buyers alike. Although currently a small rural town, Warsop is located within 15 minutes of Mansfield, which is a fast developing town. There has never been a better time to invest in the area, with prices rising in Mansfield we are already seeing a number of successful projects in the area.

History of plot

The area has previous use as stables and privately owned grasslands - this is a great opportunity to bring vacant and underused land back into beneficial use for the community, whilst preserving the countryside views surrounding.

Planning

The plot benefited from conditional outline planning permission for 19 units, subject to the signing of a Section 106 agreement.

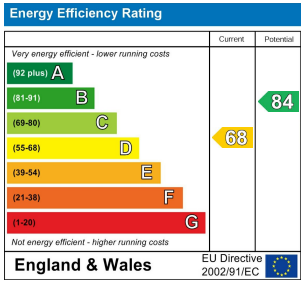
Please note that both the planning permission and the Section 106 agreement have now lapsed, but the site still presents a fantastic development opportunity.

Site area

The total floor area of the plot compromises of approximately 1.79 acres.

Gross Development Value

Our helpful negotiators will be more than happy to discuss any potential income to be made on your purchase of this plot, with advise from our expert valuers.



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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.

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