

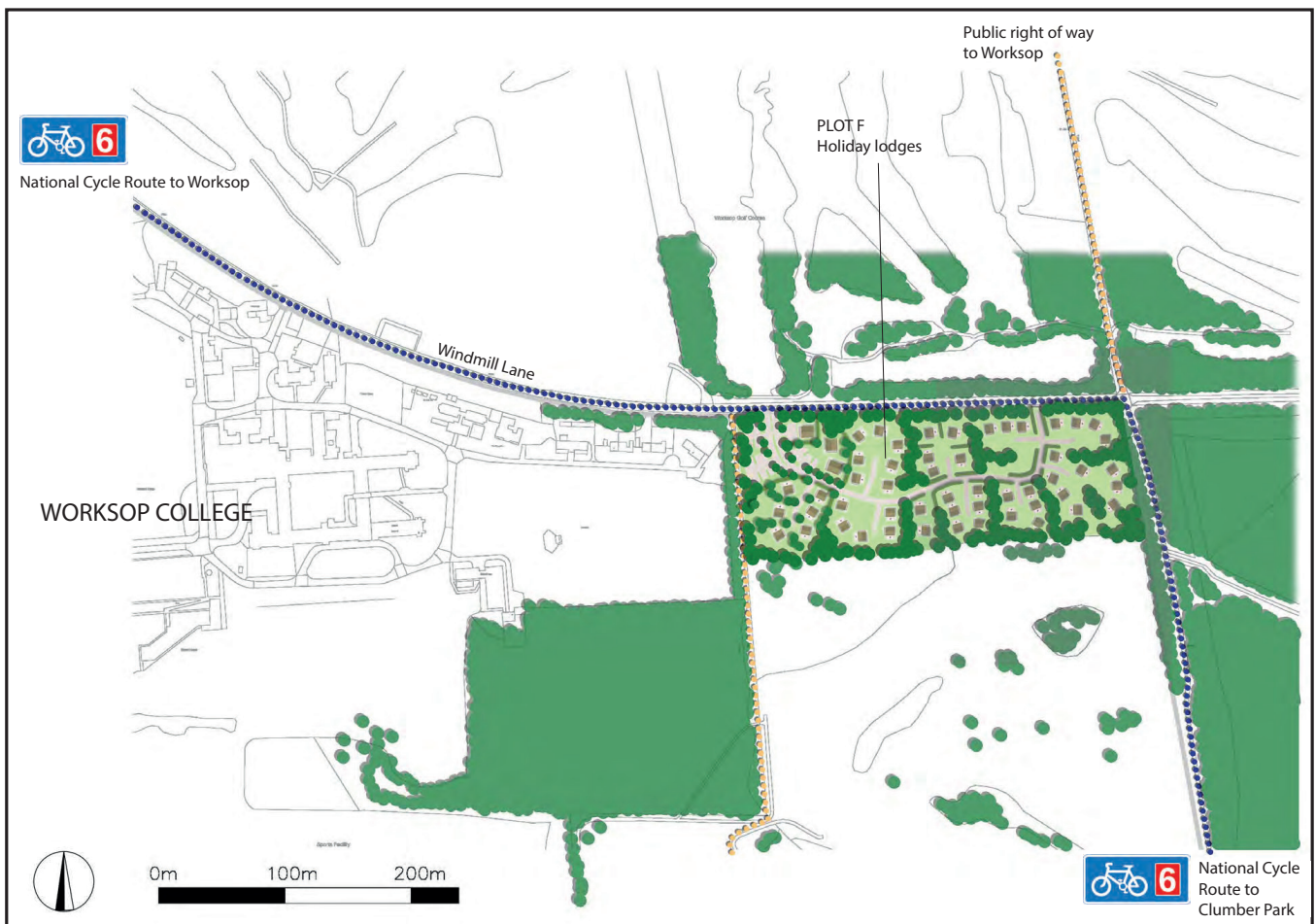
FOR SALE

White & Co

CHARTERED SURVEYORS

LAND EXTENDING TO 3.38 HA (8.36 ACRES) WITH DEVELOPMENT POTENTIAL FOR 56 HOLIDAY LODGES.

Land to the South of Windmill Lane, Worksop,
Nottinghamshire, S80 2SQ



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www.whiteandcosurveyors.com

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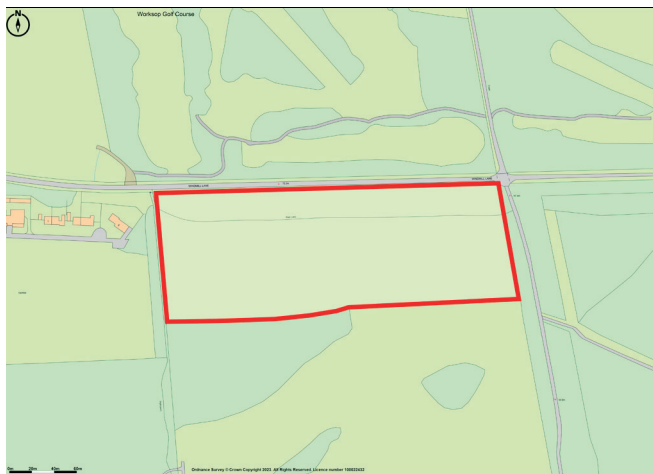
THE SITE

The site is reasonably level and extends to approximately 3.38 Ha (8.36 Acres), being a combination of grassland and immature scrub, having been historically used for agricultural purposes. There are mature hedgerows to the boundaries.

LOCATION

The property is situated within a rural location but is readily accessible, with Windmill Lane linking to the A57, a main arterial route which connects with the A1 Motorway, approximately 2.5 miles / 5 minutes to the east and the M1 Motorway approximately 9 miles / 15 minutes to the west. The site is convenient for all local amenities which are provided in Worksop, which lies approximately 2.5 miles to the north west.

The site sits on the fringe of Clumber Park and is flanked by a National Cycle Route, linking to Clumber Park to the east. Clumber Park is owned by the National Trust and covers more than 3,800 acres of picturesque parkland and gardens, including peaceful woodlands, with an 83 acre serpentine lake and 30 km of countryside cycleways and footpaths which are free to explore. There is a café and cycle hire facilities. Worksop Golf Club is opposite to the north and College Pines Golf Course is nearby to the south.



SERVICES

We understand that mains services are available at Windmill Lane, though purchasers should make their own enquiries and verifications to satisfy themselves in relation to the availability and capacity of services.

PLANNING

The property lies within an area within the jurisdiction of Bassetlaw District Council. Pre-application planning advice has been obtained from Bassetlaw District Council Planning Authority, indicating that the site is acceptable in principle for tourism development (holiday lodges), subject to planning permission. The site is to be sold on a conditional upon planning basis. A copy of the pre-application advice is available upon request.

VIEWING

Viewing may be carried out on site at any time during daylight hours, with a copy of the agents marketing particulars, at the viewers own risk.



Subject to Contract. Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.