

FOR SALE

White & Co

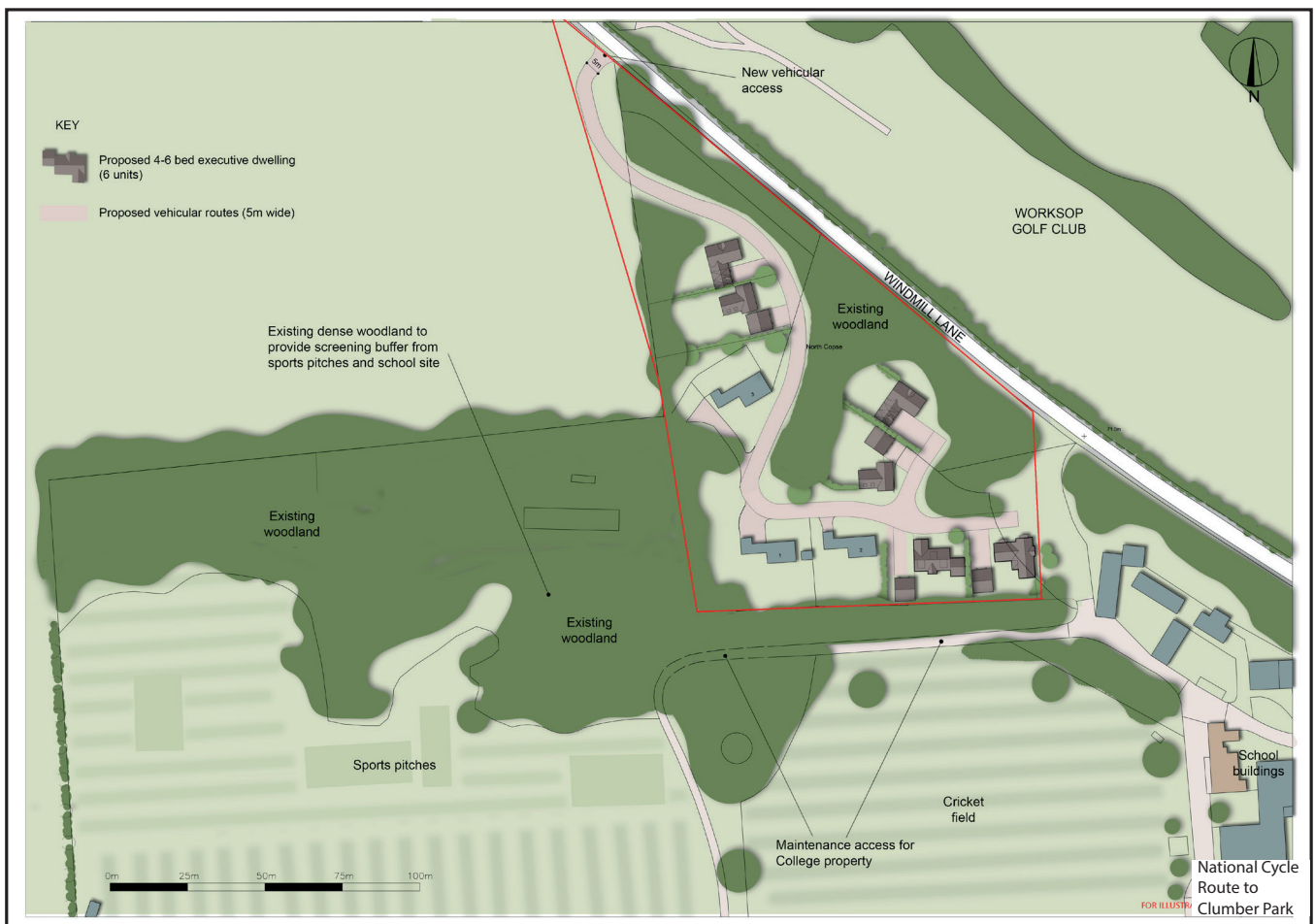
CHARTERED SURVEYORS

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land off Windmill Lane, Worksop S80 3AS

what3words <https://w3w.co/wages.contracts.grad>

Land extending to 1.27 Ha (3.1 acres), containing 3 no. detached houses in need of improvement with potential for further residential development, subject to planning consent



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DESCRIPTION

The site extends to approximately 1.27Ha (3.1 Acres) and contains 3 no. detached houses in need for upgrade and modernisation, together with land having potential for development of around 6 no. houses, subject to planning permission. The existing houses have a gross internal floor area of approximately 122 sq m (1,313 sq ft) per unit. Access is to be provided via Windmill Lane.

PLANNING

The use of the site for the existing dwellings is long established. Pre-application planning advice relating to the development potential of the land is available upon request. The site is to be sold subject to planning permission.

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.

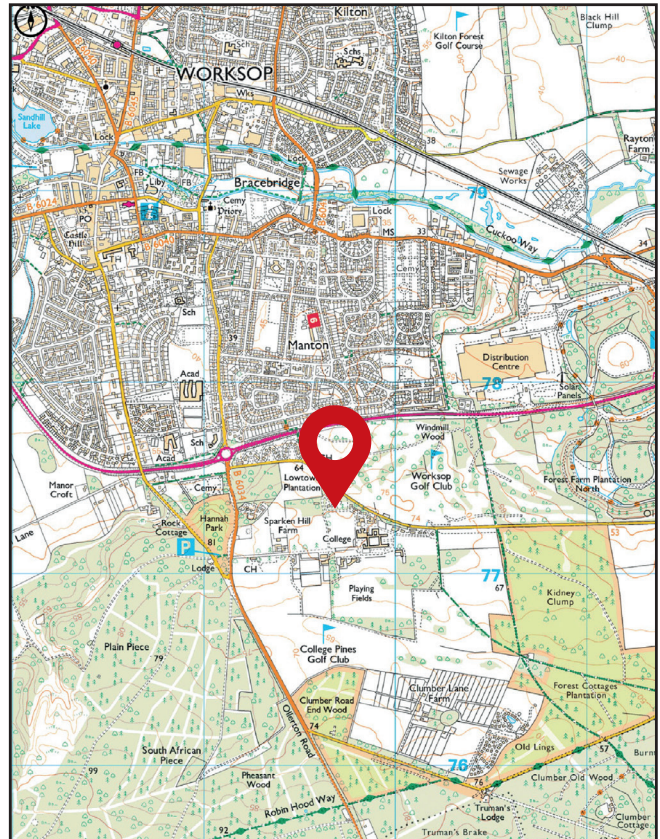
The site lies close to Clumber Park. Clumber Park is owned by the National Trust and covers more than 3,800 acres of picturesque parkland and gardens, including peaceful woodlands, with an 83 acre serpentine lake and 30 km of countryside cycleways and footpaths which are free to explore. There is a café 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.

VIEWING

Viewings are strictly by arrangement with the sole agent Jason White, jason.white@whiteandcosurveyors.com



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.

All viewings are strictly by prior arrangements with the sole agent:

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