

**FREEHOLD DEVELOPMENT LAND OPPORTUNITY  
FOR SALE**

**Land South Side Lane End  
Kirkby in Ashfield  
Nottinghamshire**

SAT NAV REF:

**NG17 8AP**



- Cleared site (former Engineering Works), suitable for a range of development schemes (subject to appropriate Planning Consents)
- Prominent corner position at the junction of Lane End and Urban Road opposite the Aldi Store
- Site Area 0.433 hectares (1.07 acres)
- **FREEHOLD WITH VACANT POSSESSION**
- **PRICE UPON APPLICATION**

TEL: **0115 986 3555**



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- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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## LOCATION

The premises are situated within the central area of Kirkby in Ashfield at the junction of Lane End and Urban Road. The premises are adjacent to the Heroux Devtek Factory with some residential accommodation off Erewash Street.

The site is close to the Kirkby in Ashfield Railway Station situated opposite off Millers Way and directly opposite the site is the 1,231 sq m (13,250 sq ft) Aldi Supermarket.

## DESCRIPTION

The premises comprise a prominent corner site predominantly level plot cleared and previously housing an Engineering Works and prior to that part Library.

The access currently is down the unadopted side street, with gated access into the site, and not directly off Lane End. This is shared with other users to the rear of the subject site and believed to be owned by Ashfield District Council.

The former buildings have been cleared at ground level (with concrete pads in situ). The site is available for development (subject to appropriate Planning Consents).

## SITE AREA

**0.43 hectares (1.07 acres)**

Frontage onto Lane End: 90 m (295 ft)

Return frontage down side: 90 m (295 ft)

## SERVICES

The land and premises previously had mains gas, electricity and water however interested parties should make their own enquiries with regard to the continued availability of services.

Neither New West Ltd nor the vendors offer any warranty in respect of the services.

## TENURE

Freehold with vacant possession.

## PRICE

Price upon application.

## PLANNING

Unconditional offers or conditional "subject to planning" offers would be considered by the vendors.

The Planning history is set out below:

**V/1976/0407 – ADJACENT OLD LIBRARY, LANE END, KIRKBY IN ASHFIELD** – Decision Notice 2 August 1976. Use of site for workshop, shop, office and builders' yard.

**V/1978/0950 – LAND END, KIRKBY IN ASHFIELD** – Decision 13 November 1978. Site for factory extension. Note Appeal APP/5344/A/79/04875.

**V/1981/0303 – THE OLD LIBRARY, LANE END, KIRKBY IN ASHFIELD** – Withdrawn 1 January 1981. Change of use to American Pool Hall with video machines and light refreshments.

**V/1980/0032 – LANE END, KIRKBY IN ASHFIELD** – Decision 19 February 1980. Erection of building for light industrial use.

**V/1983/0194 – URBAN ROAD, KIRKBY IN ASHFIELD** – Decision 5 July 1983. Extension to existing joinery works.

The site could suit a range of commercial, residential or mixed-use schemes subject to the appropriate Planning Consents.

Interested parties should speak to Ashfield District Council Planning Department, Council Offices, Urban Road, Kirkby in Ashfield, Nottinghamshire, NG17 8DA. Telephone: 01623 4500000.

## VAT

We are informed the vendors have not opted to charge VAT however the position with regard to VAT is reserved at all times.

## LEGAL FEES

The purchaser will be required to meet the vendors legal costs abortive or otherwise in this matter.

## BUSINESS RATES

The site is cleared and there are no Business Rates shown on the VOA List relating to the land. New West Ltd nor the vendors give any



warranty in respect of this and interested parties should check with the Valuation Office Agency or Local Rating Authority.

### **COMMERCIAL ENERGY PERFORMANCE CERTIFICATE**

There is no certificate as this is a cleared site.

### **VIEWING**

Strictly by appointment through the sole agents:  
**New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone: 0115 986 3555**

**Please note that the site can be viewed from Lane End/Urban Road or the side road. Please do not enter the site without appropriate permission from the Agents New West Ltd or the vendors and take extreme care and wear appropriate footwear when viewing the site entirely at your own risk.**

**PNW/2063/2.23**



**EXTENSIVE FRONTAGE**



**SIDE ACCESS**



**PADS FROM FORMER FACTORY**



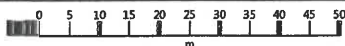
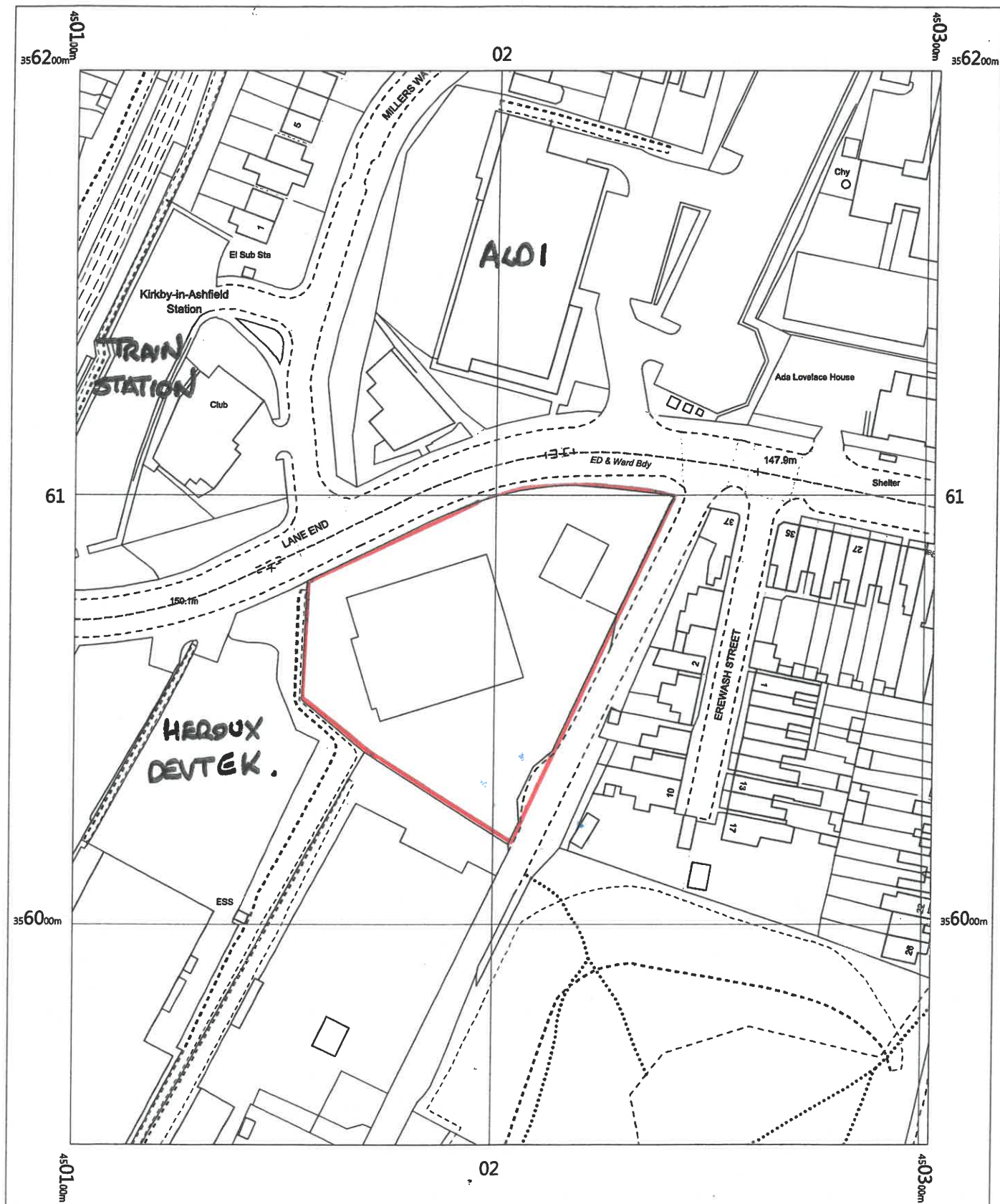
**VIEW FROM ROADSIDE**



**ALDI OPPOSITE**



**MAIN ROAD PROFILE**



LANE END  
KIRBY IN ASHFELD  
NG17 8AP

OS MasterMap 1250/2500/10000 scale  
Tuesday, January 22, 2019, ID: JEW-00772034  
maps.johnewright.com

1:1250 scale print at A4, Centre: 450202 E, 356073 N

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