



**Land Off Northern Bridge Road, Northern Bridge Road, Sutton In Ashfield,
Nottinghamshire NG17 2AH**

Freehold Development Opportunity

- **Adjacent to Asda Superstore and PFS**
- **Site area 0.8 - 3.13 acres available in part or whole.**
- **Development potential for a variety of uses, subject to relevant planning consents**
- **Close proximity to town centre amenities and other major retailers**

For enquiries and viewings please contact:



Matthew Hannah
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Location

The site is located adjacent to an Asda Superstore and petrol filling station along Northern Bridge Road and Outram Street, on the edge of Sutton in Ashfield town centre. Sutton in Ashfield is a large market town in North Nottinghamshire with a population of c.48,500. The town is well connected, lying 0.8 miles north of the A38, which links to Mansfield 3 miles to the east and Junction 28 of the M1 motorway 3.7 miles to the west.

The site is in close proximity to a large Asda Superstore, Asda petrol filling station, McDonalds and KFC. The site is a short distance from the pedestrianised pitch of Sutton in Ashfield, where the Idlewells Shopping Centre is located with retailers including B&M, Boots, Greggs, JD Sports, Holland & Barrett and Heron Foods. The Broad Centre Retail Park is located towards the A38 with operators including Lidl, Anytime Fitness and Matalan.

Description

The site comprises part green space on the northern and eastern components of the site, together with a tarmacked overflow car park currently used for the Asda food store opposite.

Access to the site is currently from a roundabout along Northern Bridge Road and sits adjacent to an existing Asda petrol filling station and convenience store.

Accommodation

	Hectares	Acres
Land edged Blue	0.32	0.8
Total	1.27	3.13

The client will consider splitting the site to suit different requirements and is available in whole or part

Planning

There are currently no planning permissions for the site however, the site lends itself to a number of alternative uses and developments due to its strategic roadside position (subject to obtaining the relevant planning consents).

Tenure

The land is freehold with vacant possession.

Price

Further information is available on application.

Conditional and unconditional on planning offers will be considered.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England.

Harvey Marriott - 07535 312074

Matthew Hannah - 07831 319801

Information Pack

Further information is available from the agents including:

- Title Plan
- Title Register
- Flood Risk Information

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

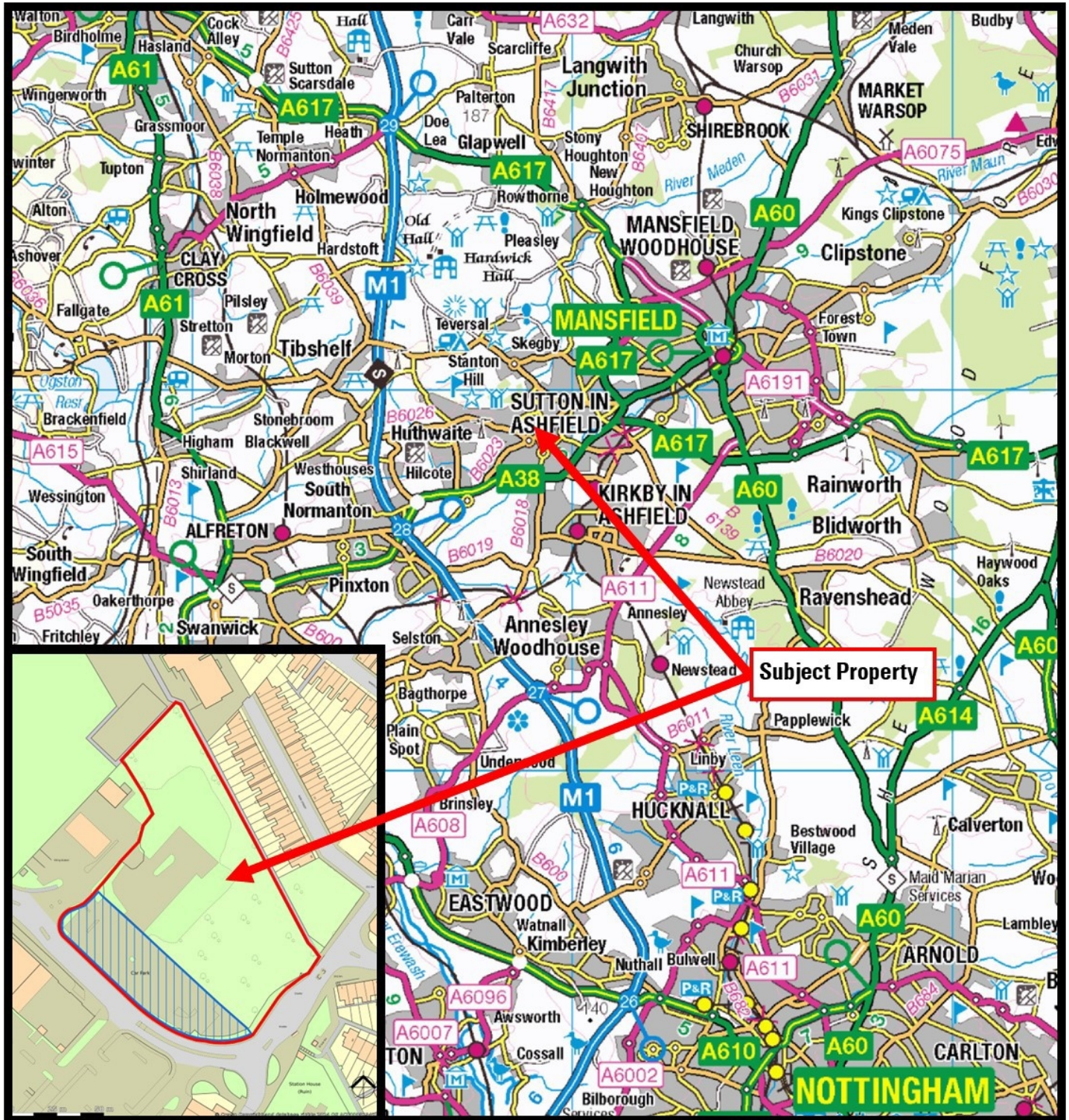
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