



Residential development land

Part of the former Annesley Colliery Site, Hucknall Road, Annesley, Nottinghamshire



Residential Development Land – 3.15 ha (7.78 acres) Registrations of interest are now being taken

- Residential development opportunity in a growing community location with good access to Junction 27 of the M1 motorway
- Benefits from outline planning consent granted in 2011- subject to Section 106 agreement - for the development of up to 124 dwellings
- Former colliery yard land to be remediated for development from mid to end of 2012
- This site will be offered Freehold with Vacant Possession upon completion.

Former Annesley Colliery Site, Hucknall Road, Annesley, Nottinghamshire

Location

Comprising part of the former Annesley Colliery site, this residential opportunity is located within an area of regenerated land off Hucknall Road, Annesley, Nottinghamshire.

The land has good access to the A611 linking Mansfield to the north and Hucknall and Nottingham to the south. Junction 27 of the M1 is approximately 2 miles to the west.

A bus service runs along Hucknall Road, and Newstead has a railway station on the Robin Hood line with services to Worksop, Mansfield, Hucknall and Nottingham.

The village of Newstead lies approximately 0.5 miles to the south of the site, which offers a range of local amenities including a Post Office and convenience store, primary school, nursery, community centre and hotel/pub.

Nearby Annesley provides a supermarket, doctor's and dental surgeries, and the 230-acre Newstead and Annesley Country Park.



Description

The land extends to 3.15ha (7.78 acres) forming the southern section of the former Annesley Colliery. The northern part of the site is currently under development by Persimmon and Morris Homes.

The site is to be remediated and validated by Merriman Limited and will be ready for construction to begin from mid to end of 2012.

Price

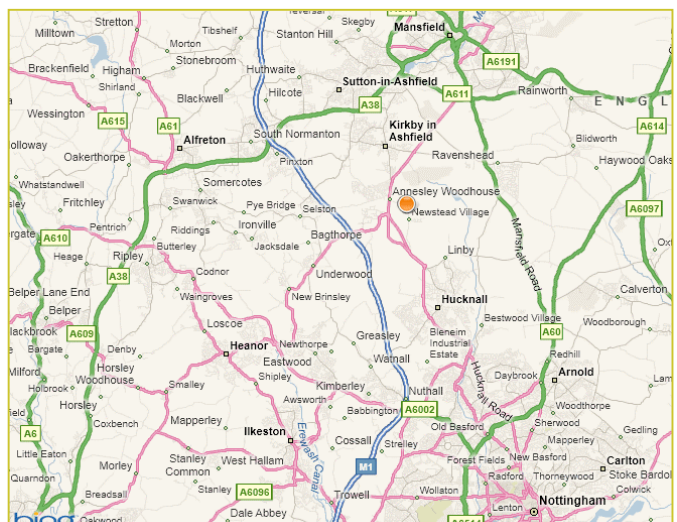
Expressions of interest are currently being taken.

Method of disposal

The site will be offered Freehold with Vacant Possession on completion. [Click here](#) to register your interest with Merriman Ltd to receive a Technical Information Pack further detailing the site.

Planning

The site has outline planning consent for up to 124 residential units, subject to completion of a Section 106 agreement. Consent was granted for the development by Ashfield District Council in 2011 (application number V/2012.0433).



Legal costs & VAT

Each party is to be responsible for its own legal costs incurred in any transaction.

VAT will be levied on the sale price.

Viewing and further information

Please contact Merriman Ltd on the details below to arrange a viewing of the site.

Important Notice

1. The descriptions and information included in this document are designed to provide an overview of the offer available and should not be considered to be part of the legal description of what is to be included in the sale or purchase. A Technical Information Pack is available on request from Merriman Ltd and provides full details of the site location, planning consent and method of disposal.
2. Images included in this document are designed to give an indication of the area of land under offer and should not be considered to represent exact boundaries. Selected images are copyright of Google 2012.
3. Any intending buyers must satisfy themselves that they have verified any planning consents, regulations and the correctness of any information given on this document.