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Land at Alfreton Road, Pinxton NG16 6JY

Asking Price £185,000

FOR SALE AS A WHOLE OR AS INDIVIDUAL PLOTS

A rare opportunity to purchase two building plots with detailed planning consent for the construction of two 4 bedroom detached houses, one with a garage and one with a parking space within easy walking distance of the centre of Pinxton.

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RICS

LOCATION

The site is situated a short distance from Town Street, Victoria Street and Brookhill Lane and there is excellent road access from the site to Junction 28 of the M1 Motorway which is less than a mile distance.

Pinxton is a large village with a population of over 5,500 people and provides a wide range of facilities including junior schools, doctor's surgery and is close to the Frederick Gent Comprehensive School.

There are regular bus services to Alfreton, Nottingham and Sutton in Ashfield which are some 4, 13 and 3 miles or so away respectively.

The site is opposite bus stops and a shelter.

THE SITE

The site has an area of 0.219 acres (0.088 hectares), a frontage of approximately 31 metres, a rear width of 30 metres and an average depth of approximately 29.5 metres.

PLANNING

Planning Consent was issued by Bolsover District Council in accordance with Decision Notice 21/00179/FUL for the construction of two detached four bedroom houses, one with a garage and both have associated parking and turning facilities. A copy of the Planning Application is available for inspection by prospective purchasers.

Both 10 and 10A have an identical layouts and approved plans provide the following accommodation:

GROUND FLOOR LAYOUT

Double glazed door to an Entrance Lobby with meter cupboards.
Door to Entrance Hall with stairs to First Floor and cupboard below stairs.
Lounge (5m x 4m) plus bay projection (2.4m x 0.6m) and Double doors lead to a Dining Kitchen with double French Doors to outside.
Door to Utility (4.25m x 2m).
Off the Hallway is a Ground Floor Cloakroom with low level WC.
Study (3.1m x 3.4m) plus bay window (2.5m x 1.2m)

FIRST FLOOR LAYOUT

Landing with door to Master Bedroom (4m x 5m). Door leading to en-suite Shower, WC and wash hand basin.
Bedroom 2 (5m x 3.6m)
Bedroom 3 (3.6m x 4.25m)
Bedroom 4 (4.2m x 3.6m)
Bathroom (3.12m x 2m) with low level WC, bath, wash hand basin, shower cubicle

OUTSIDE

Plot 10 has approval for a brick and tiled Garage (6.2m x 3.4m) with rear personnel door and up and over door. Reasonable sized garden, parking space and turning facility.

Plot 10A has a reasonable sized garden with parking space and turning facility.

SERVICES

We understand that all mains services are available for connection to the proposed dwellings, but potential purchasers should make their own enquiries with the Local Authority to confirm that this is correct.

SITE PLAN

Plan shows the site edged red

LOCAL AUTHORITY

Bolsover District Council

COUNCIL TAX

The amount due for Council Tax will be assessed upon completion of the properties.

VIEWING

At any reasonable time.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.