



**Land to the south of Munks Avenue, Hucknall NG15 6LJ
Offers In The Region Of £30,000**

LOCATION

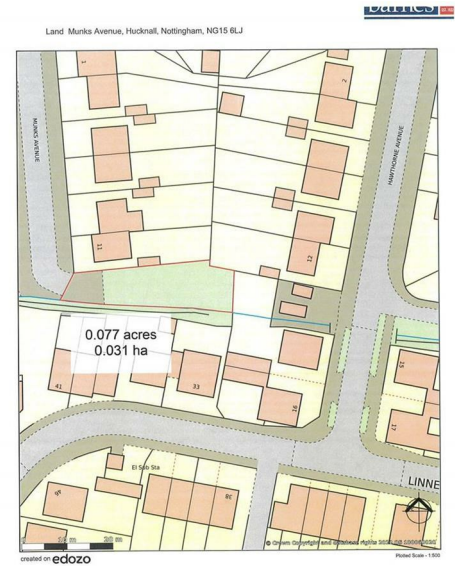
Munks Avenue is situated off Garden Road which in turn is situated to the south of Wood Lane with access from Park Road and Park Avenue. Munks Avenue a short distance from the centre of the large town of Hucknall, is a large town serving a population of approximately 32,000 and is situated approximately 7 miles north west of Nottingham and 7 miles south east of Kirkby in Ashfield and approximately 10 miles from Mansfield and Sutton in Ashfield.

Hucknall provides excellent facilities including a wide range of shops including Wilkos, Argos, B&M Bargains, Iceland, Aldi, Co-Operative Food, Sainsburys and a large Tesco. The town provides a wide range of schools and has good road access to Junctions 27 and 26 of the M1 Motorway. There is a rail link via the Robin Hood Line to Nottingham, Mansfield and Worksop.

THE SITE

The site has a maximum width of 10.5 metres and a maximum depth of 35 metres.

Full site area is 0.077 acres.



WA Barnes LLP

PLANNING POTENTIAL

Any purchaser should contact Ashfield District Council's Planning Department for pre-application advice regarding development potential on the site prior to purchase.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.
