



Sanderson
Weatherall

FOR SALE

Freehold Development
opportunity

Outram Street
Sutton in Ashfield
NG17 4BB





Location

The property is prominently positioned with dual frontages to both Outram Street and Park Street, situated within the market town of Sutton in Ashfield which, according to the 2021 Census, has a population of 36,404. It is in short walking distance from the town's Asda supermarket and adjacent petrol filling station as well as a number of the town's retail operators and Idlewells Shopping Centre.

The town is around 4 miles west of Mansfield and 12 miles north of Nottingham. Junction 29 and 28 of the M1 motorway are around 11 miles to the north west and south respectively.

Description

An opportunity to acquire a freehold, predominantly level development site of 0.12 hectares (0.29 acres) with a main road frontage to Outram Street (38 metres) and secondary frontage to Park Street (30 metres) and presently secured by a mix of close boarded timber and steel palisade fencing.

The property previously had planning consent (now lapsed) for a residential scheme for a maximum of 24 apartments being a mix of 1 bed (7 no.) and 2 bed (14 no.) apartments with 24 car parking spaces.



Tenure

The property is held Freehold under Land Registry title number NT153292.

Town Planning

Planning permission (approval of reserved matters) was granted in November 2020 for the development of a maximum of 24 apartments and associated works. The permission lapsed in February 2025.

There is a suite of documentation available under planning reference V/2020/0411 - see the Planning Application search at www.ashfield.gov.uk

We recommend interested parties discuss any planning related queries with the planning department at Ashfield District Council.

Guide Price

Offers in the region of £175,000 are invited for the freehold interest.

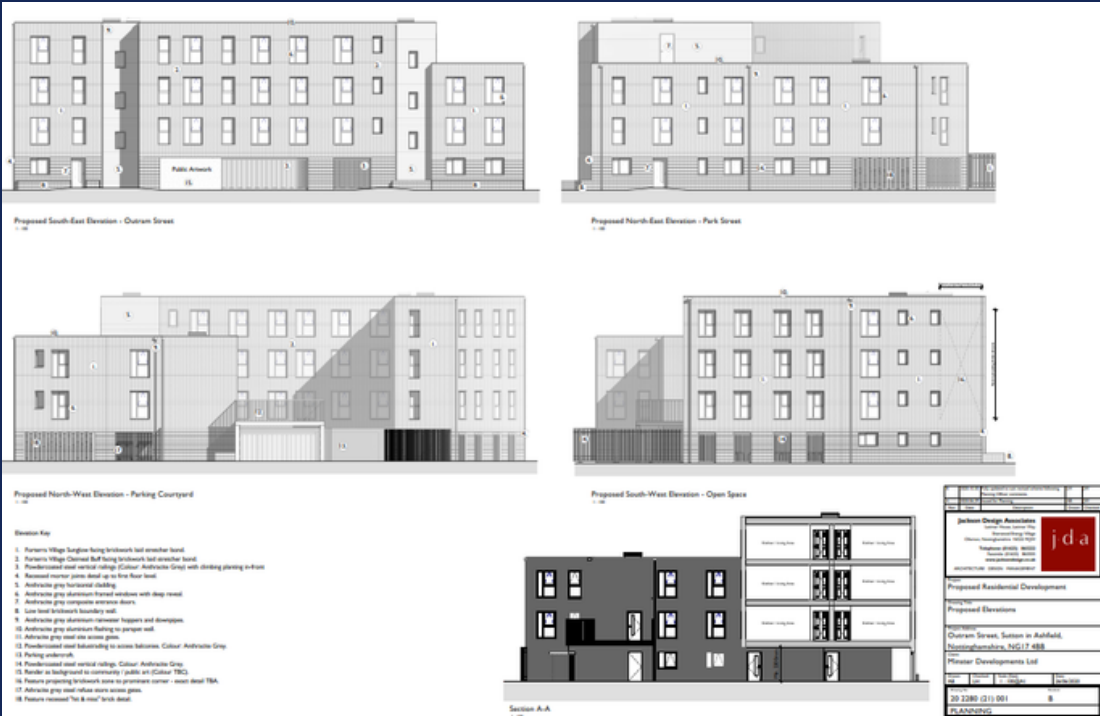
VAT & Costs

VAT, if applicable, will be payable at the prevailing rate.

Each party is to be responsible for their own costs.

Money Laundering

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





Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

May 2026 (updtatd July 2026)

Contact

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