



Land West of Rufford Colliery Lane, Rainworth, Nottinghamshire, NG21 0HR



c.16.5 Acres (c.6.67 ha)



Freehold



Employment allocation



Potential for alternate uses (STP)



Great connectivity to Nottingham, Mansfield, & Newark

FOR SALE

GREENFIELD SITE DEVELOPMENT OPPORTUNITY

The Greenfield site extends to circa 16.5 acres (6.67 ha) and is located behind existing residential properties on Southwell Road, Rainworth, adjacent to the A617 Rainworth Bypass.

Rainworth Bypass runs along the northern boundary, approximately 14 miles north of Nottingham City Centre and 4 miles south east of Mansfield with East Midlands Airport located 29 miles south.

The local planning authority is Newark and Sherwood District Council and the revised Core Strategy was formally adopted in March 2019. The authority has allocated Rainworth as capable of supporting 10% of housing growth across the allocated services centres within the district.

Currently the site has an allocation for employment use RA E1 considered suitable B1, B2 & B8, with residential use being the most appropriate alternative but has potential for other use subject to planning.

The site is identified to be within a 'very low risk' flood zone.

All planning enquires should be made directly to Newark and Sherwood District Council on **01636 650 000**.

Description	Ha	Acres
Site Area	c.6.67	c.16.5

Freehold - offers are invited on a conditional or unconditional basis.

VAT is applicable

DISTANCES TO:

TOWNS/CITIES

Mansfield	4 miles	(6 km)
Nottingham	14 miles	(23 km)

AIRPORTS

East Midlands	29 miles	(47 km)
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RAILWAYS

Mansfield	4 miles	(6 km)
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MOTORWAYS

M1 (Junction 28)	10 miles	(16 km)
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Strictly by appointment only with the sole agents



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