

# 8.42 ACRES OF INDUSTRIAL / OPEN STORAGE LAND

OXCLOSE LANE • MANSFIELD  
NOTTINGHAMSHIRE • NG19 8DJ



## FOR SALE.



- Vacant 8.42 Acre Site
- Planning for 119 Residential Dwellings
- 29,532 Sq Ft of Industrial Buildings in Situ

- Potential Open Storage Site
- Concrete Surfaced
- Development Potential STP



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REAL ESTATE





## DESCRIPTION

**Land and buildings extending to 8.42 acres, with the majority concrete surfaced making the site ideal for an open storage led scheme**

- Freehold with vacant possession
- 29,532 sq ft of industrial buildings and stores (VOA measurements)
- Fully gated and fenced site
- Surfaced site – circa 6 acres of it is concrete surfaced
- Suitable for various industrial and storage uses
- 3 phase power supply
- Suit owner occupiers and speculative investors
- Please note the site is in the process of being cleared and tidied.



## LOCATION

The site is situated on Oxclose Lane in Mansfield, which is a mixed commercial and residential area. The location provides good access to A617 Chesterfield Road which provides onward access to J29 of the M1 motorway within 6.5 miles (13 minutes drive).

The site is accessed via an access road which routes under a railway bridge of 4.5m high making it suitable for HGV and large vehicle access.

Mansfield is the largest town in Nottinghamshire and is well connected to take advantage of the regions motorway network with J27-29 of the M1 and the A38 serving the town.



**SAT NAV: NG19 8DJ**



**ISSUED.FACED.BLITZ**





## AREAS

The property has the following Gross Internal Areas according to the VOA:

- Building Space: 29,532 Sq Ft (2,743.62 Sq M)
- Title Boundary: 8.42 Acre Site

## PRICE

Offers in the region of £2,500,000 on an unconditional basis.

## PLANNING

The site has had various historic uses on site such as a concrete plant, caravan storage, waste transfer and benefits from reserved matters planning for residential development for up to 119 dwellings under ref: 2021/0670/RES.

We consider the site suitable for various B2/ B8 uses including open storage STPP. Interested parties are advised to make their own enquiries with the Local Authority. Plans available on request.

## TENURE

Freehold

## BUSINESS RATES

Rateable Value: £58,500



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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## SERVICES

Mains services including 3-phase power supply are connected.

## EPC

N/A

## AML

Tenants and/or purchasers will have to supply information to comply with Anti Money Laundering Regulations.

## VAT

VAT is applicable to this sale.