



Land Adjacent to Parkside Close, Codnor Park Ironville, Nottingham, NG16 5PZ

LAND FOR SALE

Development opportunity c3.4 acres (1.4 hectares)

- Outline planning permission reference AVA/2013/0129
- Indicative layout proposes 54 houses and 5 bungalows (bungalow plots subsequently sold)
- Potential to increase density STP
- Offers in the region of £875,000



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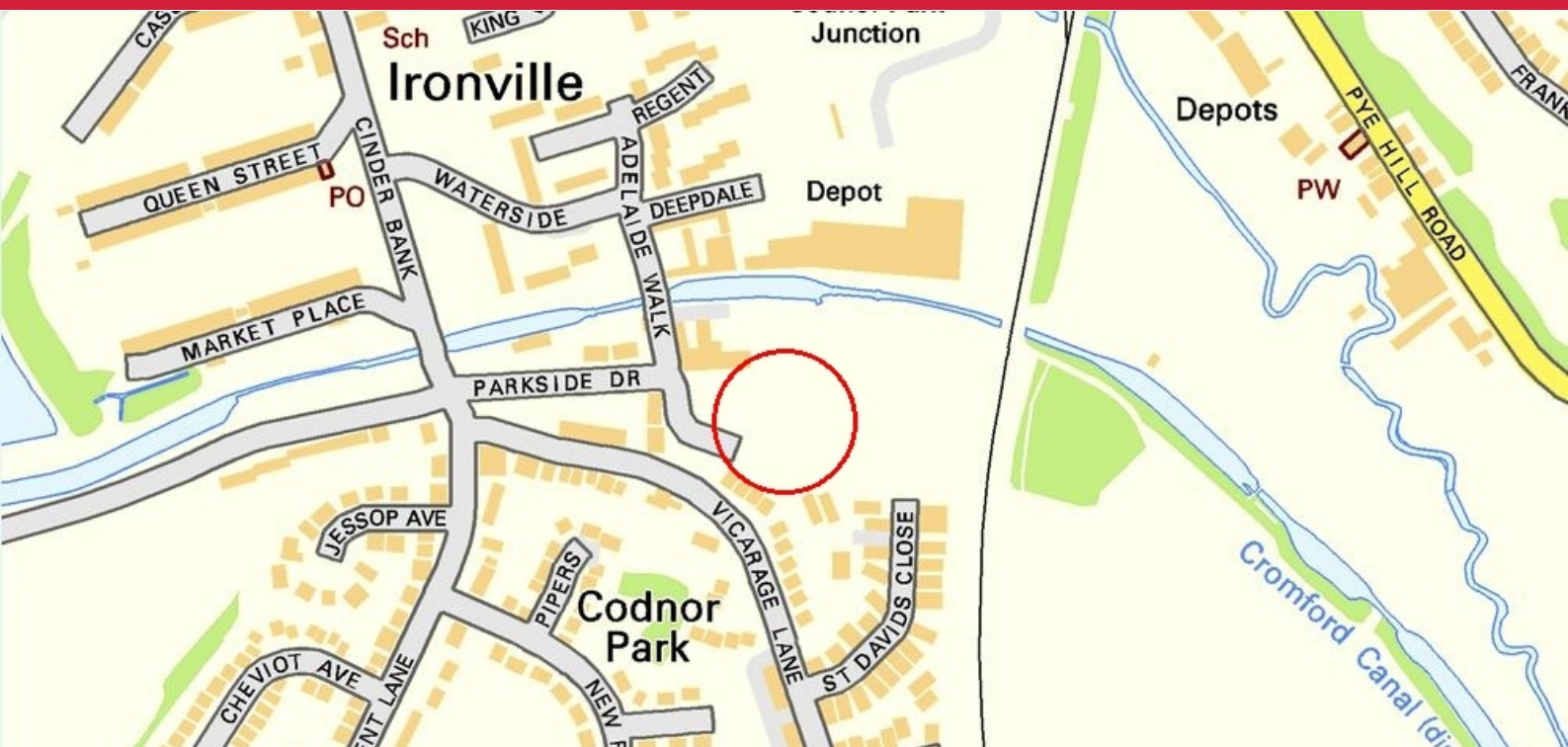
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Location

Ironville is a small settlement located between Riddings and Codnor Park in the Amber Valley District. Ironville is situated c4 miles south east of Alfreton, 15 miles north of Derby and approximately 15 miles north west of Nottingham.

The village was built c1830 by the Butterley Company as an "model village" to house its workers. Today Ironville is generally regarded as a commuter village that benefits from a basic range of amenities to include primary school and several village shops, with the vast majority of conveniences being situated in nearby Alfreton and Codnor.

The sales site is situated towards the east of Ironville, off Parkside Close.

Description

The site is of an irregular shape and comprises a roughly grassed parcel of land which slopes in a south to north direction towards the Cromford Canal (disused). It is understood that there is a foul water sewer which crosses a section of the site. The indicative layout has been designed to take this and any future easements that may be required in to consideration.

Accommodation

Having taken into consideration the site boundaries, the land for sale extends approximately 3.4 acres (1.4 hectares).

Planning

By way of a consent referenced AVA/2013/0129 outline planning permission has been granted for residential development and associated access works and highway improvements. This consent is subject to a signed Section 106 Agreement which requires the following contributions:-

- An off-site Affordable Housing Contribution of £85,000
- A Highways Contribution of £5,000
- An on-site provision for Informal POS.

A Flood Risk Assessment has identified the site is situated within a Flood Zone One. In order to restrict the surface water run-off from the site, the submitted Flood Risk Assessment proposes the construction of a detention basin within the north eastern corner of the site. The indicative layout incorporates the appropriate detention basin. It is proposed that the detention basin will be maintained and adopted by Amber Valley Borough Council.

A comprehensive information pack is available from the Agent. This contains:- Coal Report, Section 106 Agreement, Decision Notice, Design & Access Statement, Flood Risk Assessment, Layout Plan(s), Flood Risk Assessment

Services

It is understood that all mains services are available for connection at Parkside Close.

Tenure

The site is available freehold with vacant possession.

Price

Offers in the order of £875,000

VAT

All figures are quoted exclusive of VAT. It is our understanding that the land is registered for VAT which will therefore be payable on the purchase price.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Unaccompanied road side viewings are possible.



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