

Residential Development Site with Outline Planning Permission for 21 New Homes

LAND TO THE SOUTH OF LEYTON AVENUE, SUTTON IN ASHFIELD, NOTTINGHAM, NG17 4ES

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BACKGROUND

Savills is delighted to dispose of the freehold interest in the land to the south of Leyton Avenue, Sutton in Ashfield.

The land is being sold with the benefit of Outline Planning Permission. This presents an exciting opportunity to develop a Site with Vacant Possession in an established residential area.

DEVELOPMENT SUMMARY

- Freehold
- Outline Planning Permission with all matters reserved
- Established residential area
- Accessibility to Mansfield, Nottingham, Sheffield, and Lincoln
- Approximately 1.68 gross acres (0.68 hectares)
- Good access off Leyton Avenue (STP)
- Expression of Interest deadline is at **noon on Friday 17 April 2026**
- Formal Tender deadline is at **noon on Friday 8 May 2026**.



Illustrative Layout

BACKGROUND

The Site is located in a residential area within Sutton in Ashfield, north Nottinghamshire; with good accessibility to a range of surrounding major towns and cities, including the following:

- 0.75 miles (1.2km) north east of Sutton in Ashfield Town Centre
- 2.3 miles (3.7km) north east of Mansfield City Centre
- 10 miles (16km) south east of Chesterfield
- 14 miles (22.5km) north of Nottingham
- 17.5 miles (28km) north east of Derby
- 19 miles (30.5km) north west of Newark-on-Trent

Access to Kings Mill Road East is approximately 0.8 miles (1.3km) east of the subject Site and provides access to the A38 and in turn to the M1 Junction 28. The nearest train station is Sutton Parkway approximately 1.5 miles (2km) south of the subject Site, with direct access to Nottingham (24 minutes) which in turn provides direct access to London (1 hour 36 minutes), Birmingham (1 hour 10 minutes), and Sheffield (51 minutes).

The nearest bus stop is route '417' which travels to Sutton in Ashfield Town Centre with a frequency of once every hour. Bus '141' is also easily accessed from the subject Site which travels to Nottingham with a frequency of once every hour.

Sutton in Ashfield benefits from a number of local amenities including Asda, Lidl, and ALDI superstores, Idlewells Shopping Centre, Lamas Leisure Centre, King's Mill Hospital, Brierley Forest, public houses and sports facilities, which are all easily accessed from the subject Site.

The nearest primary schools to the subject Site is the Dalestorth Primary School and Hillocks Primary Academy, catering to children from the ages of 5-11. The nearest secondary school to the subject Site is Quarrydale Academy, catering to children from the ages of 11-16.

DESCRIPTION

The Site comprises 1.68 acre (0.68 ha) with single storey garaging and associated service/storage yards. The western part of the subject Site is the rear garden of Sunshine Lodge. Although the Site comprises mostly commercial buildings it is surrounded by residential buildings on all sides.

Access to the Site is anticipated to be from Leyton Avenue to the north west as detailed in the planning application. Sunshine Lodge is currently serviced by a private access directly onto Redcliffe Street, however the subject Site could also be accessed via this private drive, if required.



Residential Development Opportunity

Land to the South of Leyton Avenue, Sutton in Ashfield, NG17 4ES

Planning

The Site is located within Ashfield District Council's administrative area with the new Local Plan currently in Consultation. The Site is currently draft allocated for 18 units.

The Site currently has Outline Planning Permission for 21 units with all matters reserved for residential development.

The Application Reference is 'V/2023/0613' granted in August 2025.

The S106 is agreed and available from the Agents and on the planning portal.

Local Planning Authority, Highways and Services

Interested parties are encouraged to undertake their own due diligence and investigations with the local authority and service providers to support their scheme and offer.

Leyton Avenue and Redcliffe Street are both adopted highways.

Further Information

Further information is also available from the Agents or downloadable from the planning portal.

Tenure

The subject Site comprises title number NT592220, NT952223, and part of title number NT59222.

The Commercial Units are currently tenanted with Vacant Possession expected by the end of March 2026.

Method of Sale

Savills are inviting offers for the freehold on an Informal Tender basis.

The Expression of Interest Deadline is at **noon on Friday 17 April 2026**.

The Informal Tender Deadline is at **noon on Friday 8 May 2026**.

In support of your bid please provide the following information:

- The conditional/unconditional sum and any associated conditions
- Source and availability of finance for the purchase
- Specify any assumptions made regarding abnormal costs
- Specify any assumptions made with regard to affordable housing
- Specify any assumptions made with regard to market sales value on a per sq ft basis.
- Proposed timeframe for exchange and completion
- Brief synopsis of planning and technical due diligence undertaken to date

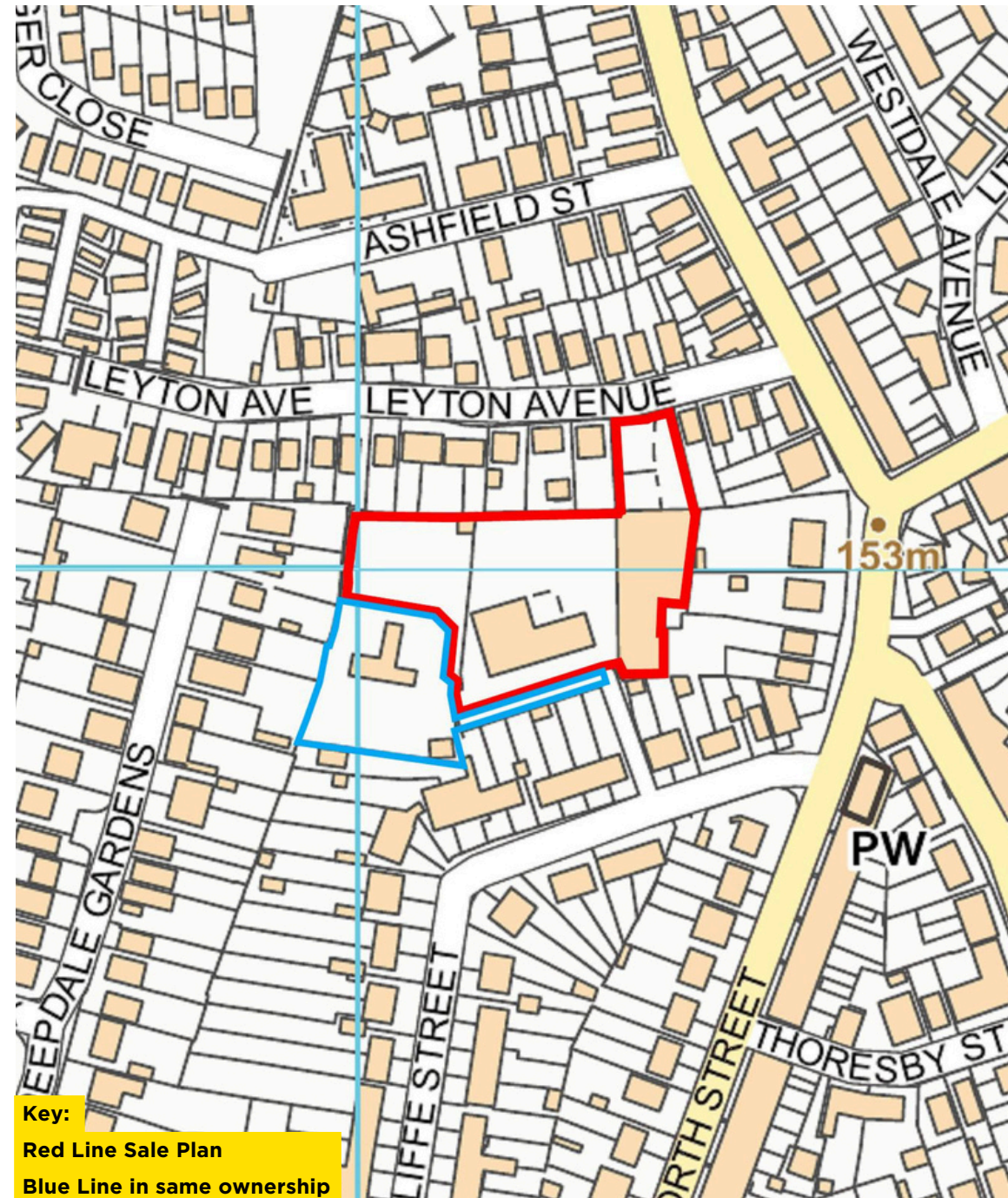
Professional Fees

The Purchaser will be responsible for the Vendors' Agent Fees amounting to 2% of the purchase price + VAT.

Viewing Arrangements

The Site can be viewed from Leyton Avenue but please contact the Agents before viewing if Site access is required.

Please note neither the Landowner nor their Agent take any responsibility for loss or injury on Site. All viewings are undertaken at the parties own risk.



Key:

Red Line Sale Plan

Blue Line in same ownership

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