



**AM2 ARCHITECT**  
CREATING VALUE THROUGH DESIGN

**Building Plot 1, Coxmoor Road, Sutton-in-Ashfield, Nottinghamshire, NG17 5LF**

**£500,000**  
**Tel: 01623 626990**

**RICHARD WATKINSON PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Building Plot (0.44 Acres)
- Striking Contemporary Detached Home
- 4 Bedroom Suites & 5 Bath/Shower Rooms
- Substantial Ground Floor Balcony (344 Sq Ft)
- South Facing Open Rear Views
- Detailed Planning Consent Approved
- Over Three Floors: 4,208 Sq Ft (391m2)
- Huge Open Plan Living/Dining/Kitchen
- Separate Detached Double Garage
- Rare Self Build Opportunity!

An exciting opportunity to acquire a building plot extending to circa 0.44 of an acre or thereabouts with detailed planning consent approved for a substantial detached family house of striking contemporary and gabled design.

Detailed planning consent was approved by Ashfield District Council on 19th September 2025 under planning reference number V/2025/0370.

The plot is positioned in a desirable location on Coxmoor Road in a commanding and elevated position with wonderful south facing rear views.

House 1 boasts 4,208 sq ft (391m2) arranged over three floors with a separate detached double garage with an adjoining store which provides a further 527 sq ft (49m2). The ground floor living accommodation comprises a stunning vaulted entrance hallway with double doors opening to a huge open plan living/dining/kitchen. There is a plant room, cloaks, WC, boot room, utility room, home office and a separate living room. There is a substantial 344 sq ft (32m2) balcony at ground floor level extending across the full width of the property overlooking the lower level terrace, rear garden and south facing open countryside beyond. The lower level ground floor provides a hallway, gym, home cinema/games room, bike store, plant room and a shower room. The lower ground floor configuration could be changed for alternative use such as additional bedroom or granny annex. The vaulted first floor galleried landing enjoys the best of the south facing views, together with lovely views over Coxmoor golf club to the north. There are four large bedroom suites each with vaulted ceilings and an en suite. The master bedroom has an en suite bathroom and a walk-in wardrobe.

The plot stands in a prime location on Coxmoor Road alongside a variety of individual and high value homes all occupying large plots. The approved plans show house 1 has its own private driveway entrance providing ample off road parking with turning space and a separate detached double garage with an adjoining store. The rear garden features a substantial, south facing terrace garden with steps leading to a large garden bordering to open countryside.

This is a rare opportunity for developers and self builders who are looking to build their own dream home! Our client is prepared to offer a design and build option if required and begin construction immediately.





www.am2architects.com

# LOCATION PLAN . . . SCALE 1:1250

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF



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# DESIGN PROPOSAL...

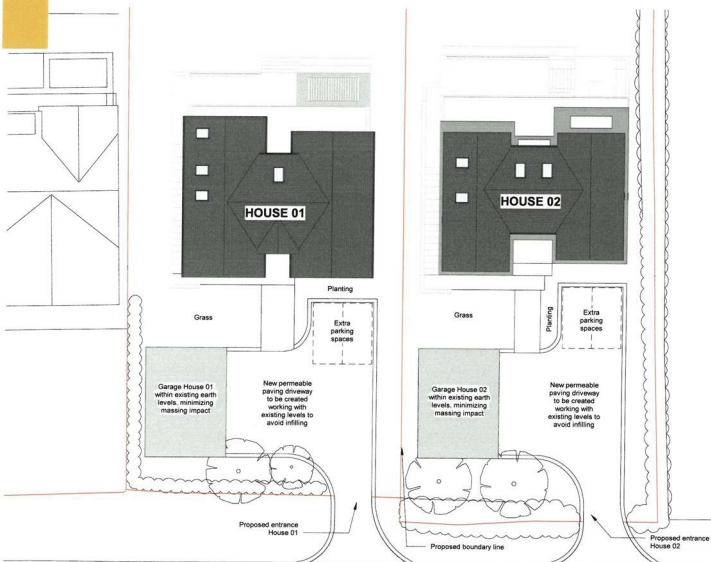
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# PROPOSED SITE PLAN - HOUSE 01 & HOUSE 02 . . .

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF



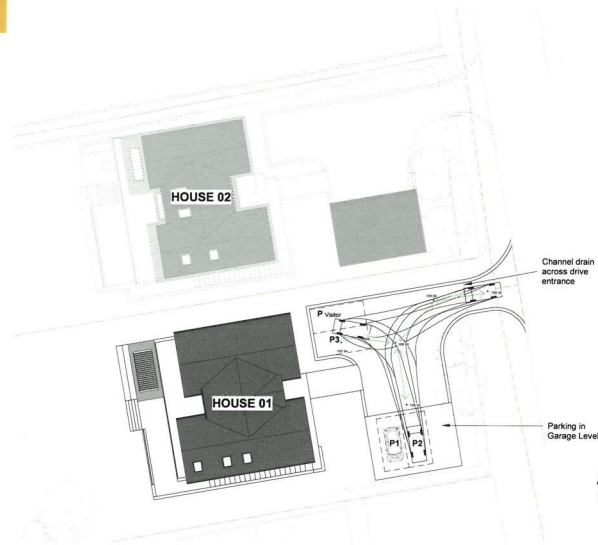
# Site Plan House 01 - 02 1 : 200

Do not scale from drawing. AM2 Ltd accept no responsibility for any dimensions obtained by measuring or scaling from this drawing and no reliance should be placed on such dimensions. If no dimension is given, it is the responsibility of the recipient to obtain the dimension specifically from the author or by site measurement. The sizing of all structural and service elements must always be checked against the relevant engineer's drawings. No reliance should be placed upon sizing information shown on this drawing.

## PROPOSED ACCESS ARRANGEMENT . . .

## HOUSE 01

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF

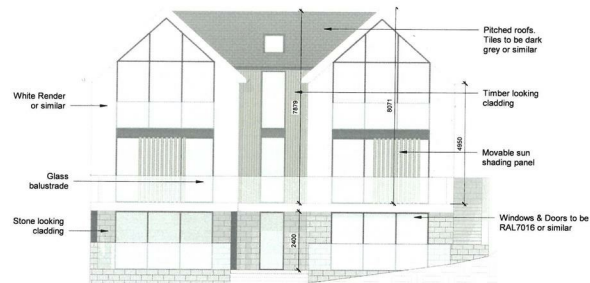
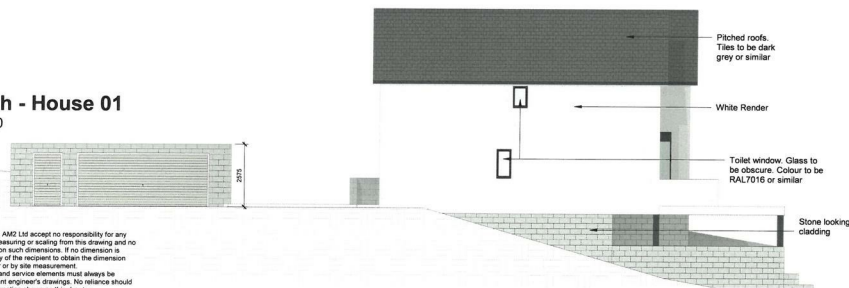
Access Arrangement House 01  
1 : 250

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## PROPOSED NORTH &amp; WEST ELEVATIONS . . .

## HOUSE 01

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF

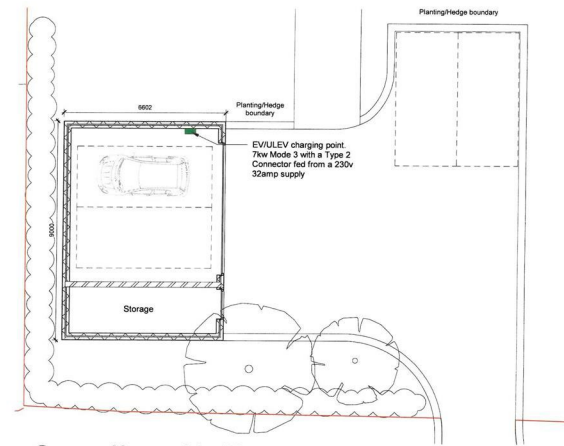
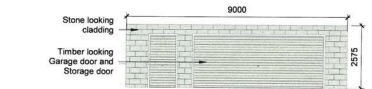
West - House 01  
1 : 100North - House 01  
1 : 100

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## PROPOSED GARAGE PLANS &amp; ELEVATIONS . . .

## HOUSE 01

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF

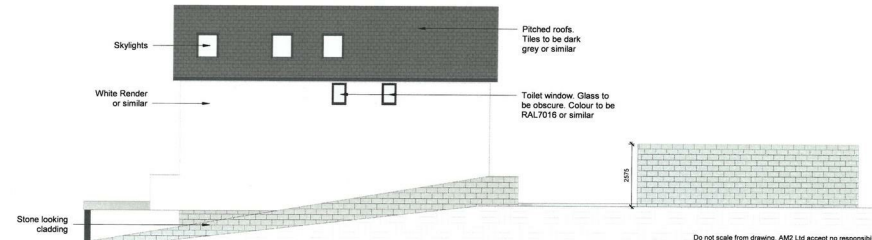
Garage House 01 - Plan  
1 : 100Garage H1 - North  
1 : 100Garage H1 - South  
1 : 100Garage H1 - West  
1 : 100Garage H1 - East  
1 : 100

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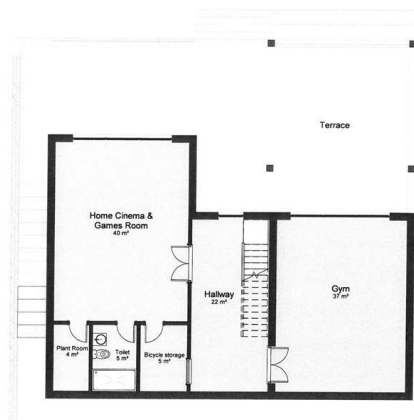
## PROPOSED SOUTH &amp; EAST ELEVATIONS . . .

## HOUSE 01

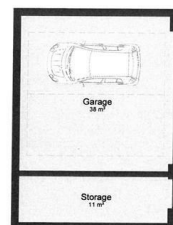
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East - House 01  
1 : 100South - House 01  
1 : 100

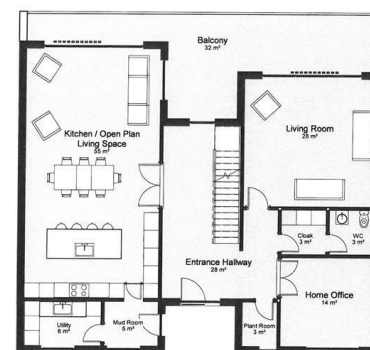
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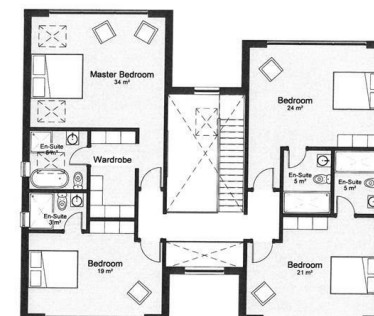
**Basement - House 01**



**Garage House 01 - Plan**



**Ground Floor - House 01**

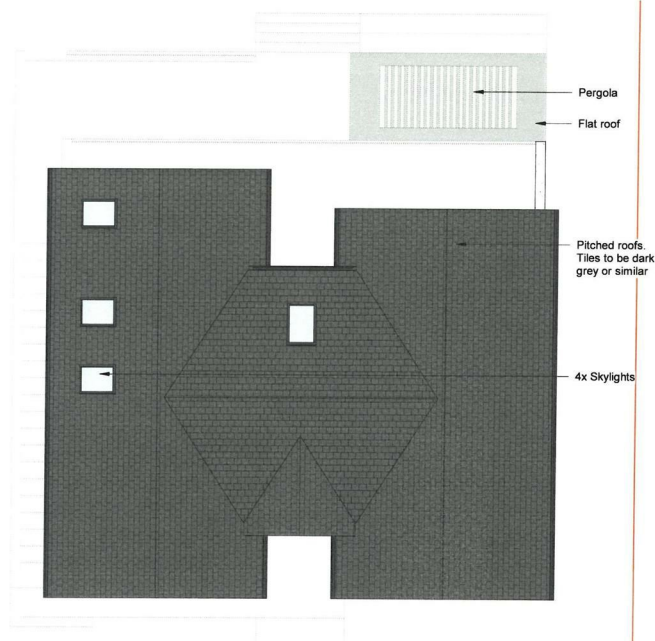


**First Floor - House 01**

# PROPOSED ROOF PLAN . . .

## HOUSE 01

LAND AT "LA HACIENDA" COXMOOR ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE, NG17 5LF



### Roof - House 01

1 : 100

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SCALE 1:100  
0 1 5 10 m

SCALE 1:100 @ A3 8



AM2 architects  
Creating Water Through Design

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