



**Redevelopment Site, 65A Outram Street,
Sutton-In-Ashfield, NG17 4BG**

AUCTION GUIDE £60,000 TO £80,000

Tel: 01636 611 811

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

- Frontage 40m Approximately
- Site Area 400 Sq m Approximately
- Busy Retail Location
- Residential Redevelopment Potential
- Auction 26th February 2026

*** AUCTION GUIDE PRICE £60,000 TO £80,000 ***

Sale by auction Thursday 26th February 2026, Nottingham Racecourse, Colwick Park, Nottingham NG2 4BE.

Bare Land redevelopment site with a frontage of approximately 40m and area 400 sq. m approximately. The site is suitable for redevelopment as retail and residential, subject to Planning Permission.

The area is predominantly retail with residential upper floors. A Scheme for the erection of a new build three storey residential unit, comprising 2 x one bedroom, 5 x two bedroom, and 1 x three bedroom flats with parking has been prepared for the purposes of a Pre-application Enquiry.

Sutton in Ashfield is a market town in Nottinghamshire with a population of 36,400 recorded in the 2021 Census. The town is situated 4 miles west of Mansfield, 2 miles from the Derbyshire border, and 12 miles north of Nottingham. The thriving town centre has a variety of shops, cafes and restaurants. The location is convenient for Junction 28 on the M1, take the A38 to Sutton in Ashfield.

TOWN & COUNTRY PLANNING

There is no recent planning history to the site.

SERVICES

Mains water, electricity, gas and drainage are understood to be available, but purchasers should make their own enquiries as to the technical details and engineering required.

TENURE

The land is freehold, registered Title NT408513.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Register interest with the Auctioneers. Viewing on site. Please note the frontage boarding is permanent and there is no access into the site.

PLAN

A plan is included in these particulars.

IMPORTANT NOTE

Please see www.auctionstates.co.uk for the legal pack and the contract special conditions. Conditions of sale and all related documents are available at the offices of the Auctioneers and the Vendors Solicitors.

Auction Estates will conduct the auction in accordance with Addition 4 (September 2019) of The Common Auction Conditions of Sale.

Interested parties are able to download legal documents and pack directly from Auction Estates website.

BUYERS FEE

Please note that Auction Estates will be charging a buyers fee of £1,500 plus VAT. This amount is payable regardless of whether a sale occurs before, during or after the auction and will be collected on exchange of contracts.

AML

The Money Laundering Regulations 2007 compel the Auctioneers to conduct certain identity checks prior to acceptance of the offer. In order to meet these requirements please contact Auction Estates with certified copies of both photographic ID and proof of address.

SPECIAL CONDITIONS OF SALE

The Vendors Solicitor is Sheila Mott, Clayton Mott & Sons Solicitors, 67 Loughborough Road, West Bridgford, Nottingham NG2 7LA.

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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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