



Former Wild Orchid Public House, Southwell Road, Kirkby In Ashfield NG17 8FN

FOR SALE

Development Land Opportunity

0.69 Acres
(0.28 Hectares)

DESCRIPTION

The site is a cleared vacant site which was previously the Wild Orchid Public House and is an open grass land site which sits adjacent to a number of residential and industrial developments. Planning was approved in October 2014 for 3 Retail Units (Mixed Use A1,A2,A3 & A5) with associated parking and soft landscaping. The freeholder has carried out some of the initial works to the infrastructure of the site. Planning reference number is V/2014/0439.

- ✓ **0.69 Acres (0.28 Ha) site area**
- ✓ **Approved planning consent for 3 Retail Units**
- ✓ **Prominent roadside location**
- ✓ **Rare development opportunity**
- ✓ **Offers invited in excess of £350,000**
- ✓ **Site may suit alternative uses**

LOCATION

The former Wild Orchid Public House site is located on the junction connecting Southwell Road and Lindrick Road in central Kirkby in Ashfield, which is 17 miles north of Nottingham and is within close proximity to neighbouring towns Mansfield and Sutton in Ashfield.

ACCOMMODATION

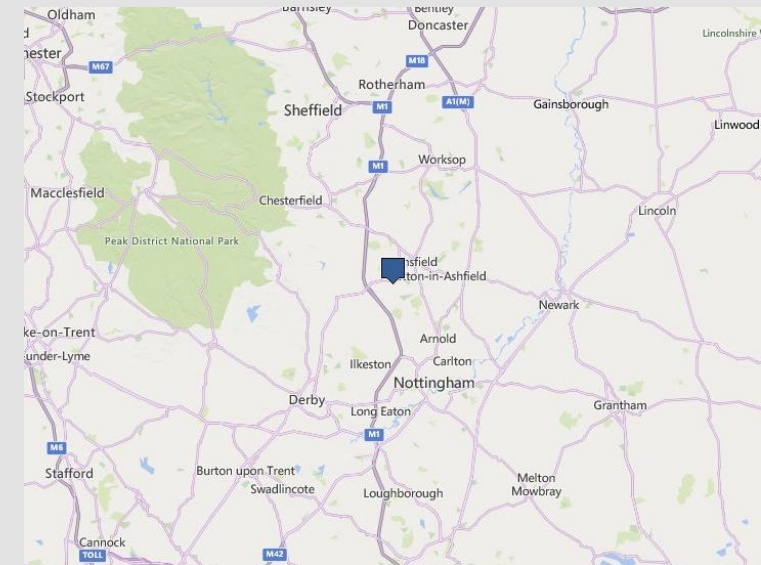
Areas	Acres	Ha
Total	0.69	0.28

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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