



**Walled Garden, Nettleworth Manor Leeming Lane
North, Mansfield NG19 8LJ
Offers Over £250,000**

A rare opportunity to purchase a walled garden with an area of 0.51 acres (0.207 hectares) in the grounds of Nettleworth Manor.

Planning consent has been granted for a large detached bungalow on the site.

LOCATION

Nettleworth Manor is situated approximately two miles north of Mansfield Woodhouse, close to the John Fretwell Sports Centre and Cricket Ground.

The Hamlet of Nettleworth Manor comprises 9 dwellings and is a haven of peace and quiet.

The principal access to the site is from the B6047 Sookholme Lane, past the Hostess Restaurant and Nettleworth Farm. There is a secondary access to the Walled Garden from the A60 just before the junction with the B6047 Sookholme Road. There is a footpath leading to Mansfield Woodhouse and to Clipstone.

Mansfield Woodhouse provides a wide range of shops including a Morrisons supermarket, schools of all grades and regular bus services to Mansfield and Worksop. There is also a train service from Mansfield Woodhouse via the Robin Hood Line to Worksop, Mansfield, Hucknall and Nottingham.

DESCRIPTION

The Walled Garden was originally the kitchen garden to the original Nettleworth Manor (now demolished). Latterly it was the hub of a commercial garden nursery with extensive greenhouse as well as enclosing a former vegetable garden with fruit trees. The Walled Garden site also includes a grass verge and boiler house to the south and east boundaries.

The extent of the land is coloured red on the attached plan.

The total site area is 0.51 acres.

PLANNING

Outline planning consent has been granted for a large detached bungalow to be constructed of stone with a slated roof. A copy of the Decision Notice and Planning Statement and Heritage Impact Assessment, are available for inspection.

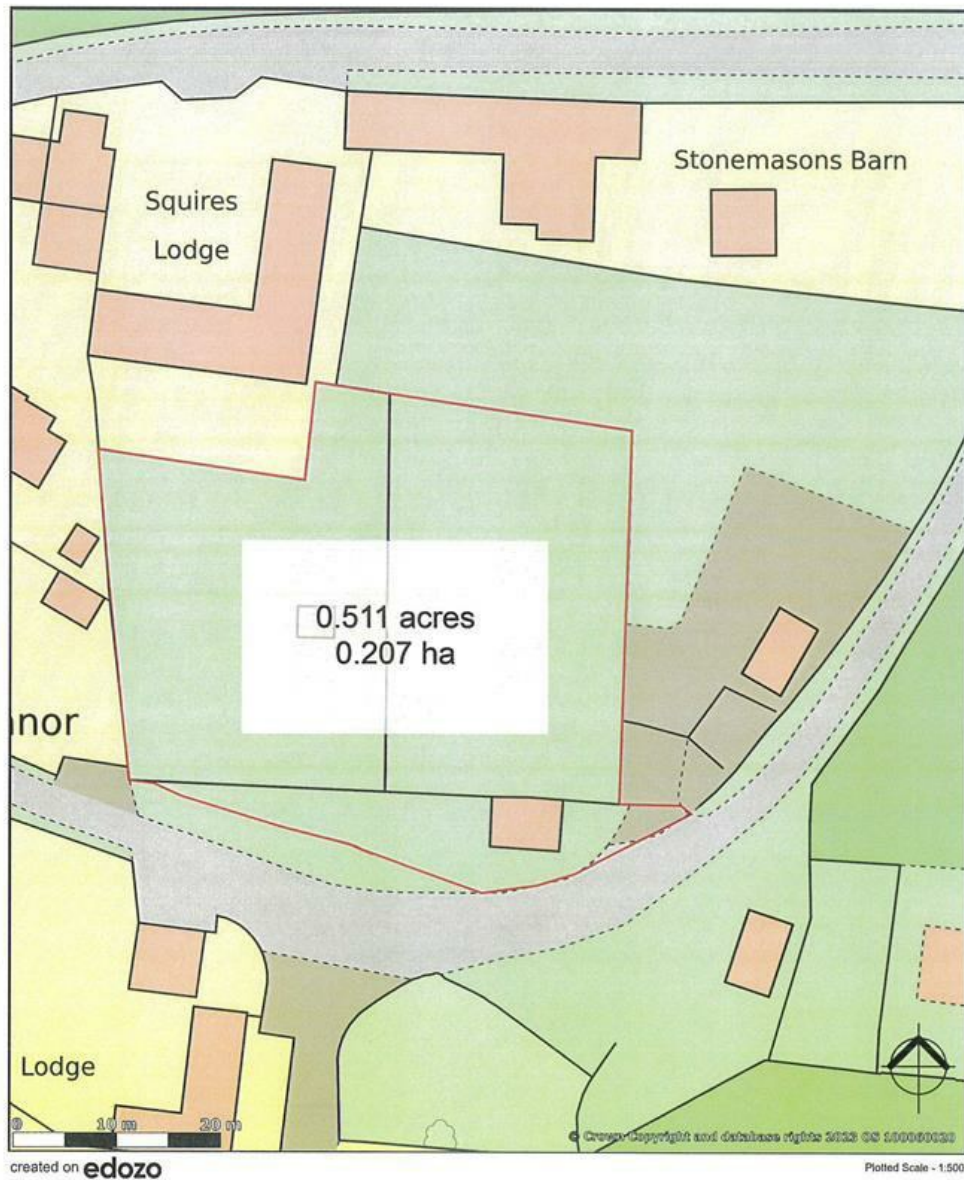
UTILITIES

Water and electricity are available but there is no mains drainage to the site, so either a septic tank or a sewage treatment plant will be required.

CLAWBACK CLAUSE

The western part of the site is to be utilised as a garden and there will be a clawback clause in the Conveyance limiting the development within the Walled Garden to a single dwelling as per the planning consent. If any further development occurs over the next 30 years a clawback of 30% of the enhanced value will be payable to the Vendor or his successor.

The Walled Garden, Nettleworth Manor, Leeming Lane North, Mansfield Woodhouse,
Mansfield, NG19 8LJ



WA Barnes LLP

DISCLAIMER

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.