

Residential Development Opportunity

LAND TO THE EAST OF ABBOTT ROAD,
MANSFIELD, NOTTINGHAMSHIRE, NG19 6JN



Site boundary for indicative purposes only



arcpartnership

Savills is delighted to market the freehold interest in the Land to the east of Abbott Road, Mansfield, Nottinghamshire, NG19 6JN; which benefits from a Resolution to Grant Planning.

BACKGROUND

We are inviting Expressions of Interest for this Site, with a view to formally launching once we have an Outline Planning Consent.

DEVELOPMENT SUMMARY

- Freehold greenfield site
- Resolution to Grant Planning consent for 134 dwellings
- Previously allocated Site in Mansfield Local Plan for 134 dwellings
- Established residential area
- Easy access to surrounding cities and towns
- Approximately 12.3 gross acres (4.98 acres)
- Good access off Abbott Road in central Mansfield
- Expression of interest deadline is **noon on Friday 27 March 2026**
- Formal Tender deadline to be confirmed upon receipt of the **Outline Planning Consent and an Expression of Interest**



PLANNING

The subject Site is located within Mansfield District Council's administrative area. The Local Plan was adopted in 2020 which allocated the Site for 134 units. The subject Site now benefits from a Resolution to Grant Planning which includes the demolition of number 223a Abbott Road. Reference '2023/0271/OUT' submitted in May 2023.

LOCAL PLANNING AUTHORITY, HIGHWAYS AND SERVICES

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

Abbott Road is an adopted highway and maintainable at the public expense. Hall Barn Lane, which has a public right of way, lies along the northern boundary of the Site and is not an adopted highway.

INFORMATION PACK

The majority of the information is available on the planning portal but an Information Pack will be available once the Outline Planning Consent has been approved and the Site is formally launched.

TENURE

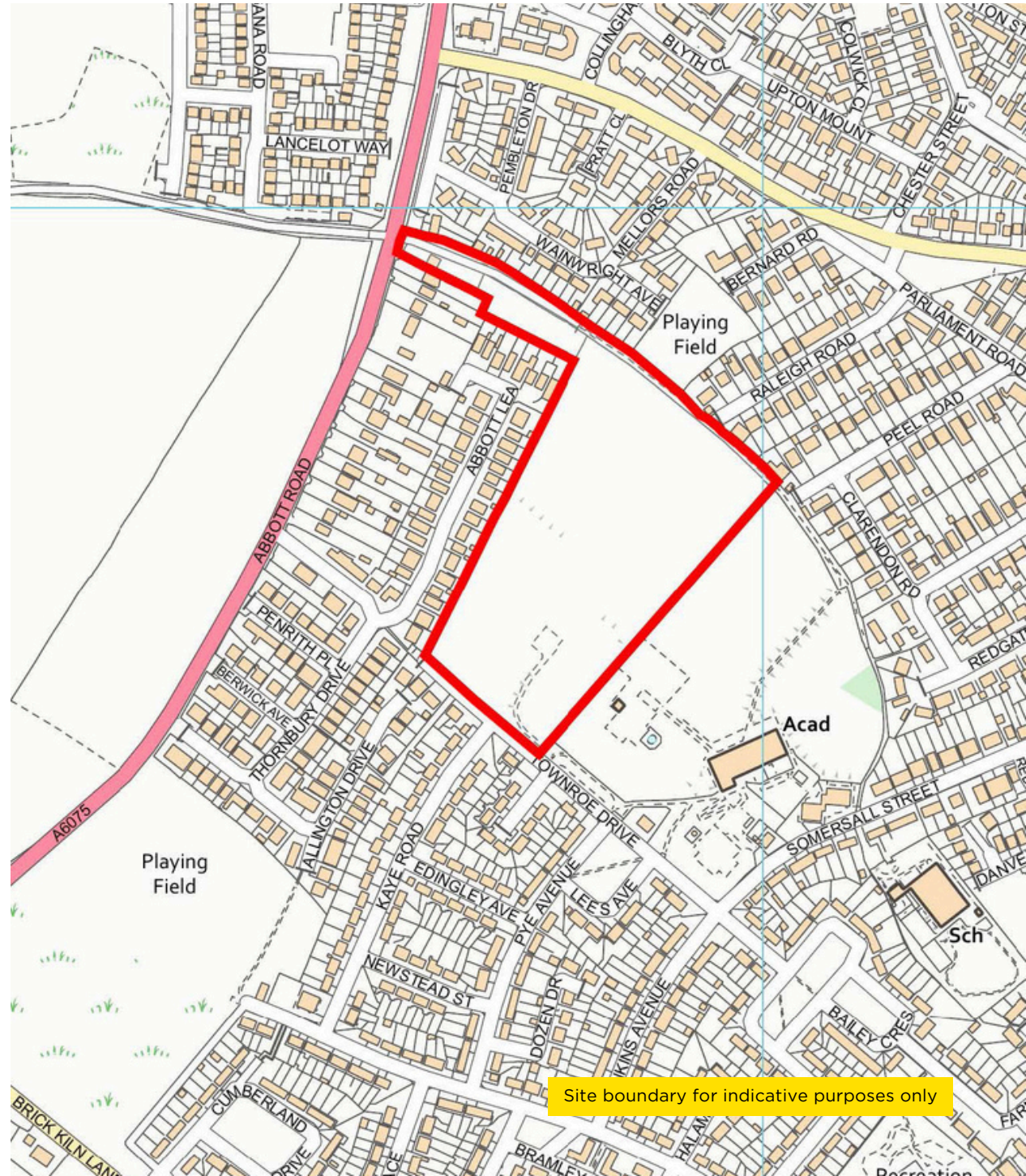
The Site is freehold and is part of a larger title (Z3483Z), owned by Nottinghamshire County Council. The Site is available with Vacant Possession upon legal completion and there are no tenancies on Site.

METHOD OF SALE

Savills, acting on behalf of Nottinghamshire County Council/Arc Partnership, will be inviting offers for the freehold on a Formal Tender basis, once we receive Outline Planning Consent.

The Expression of Interest Deadline is **12 noon on Friday 27 March 2026**.

Please send your Expression of Interest direct to Ann Taylor (ataylor@savills.com) and Josh Sanghera (josheel.sanghera@savills.com) confirming your interest in this scheme. The Formal Tender information will follow upon receipt of your interest email.



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PROFESSIONAL FEES

The Purchaser will be responsible for the Vendor's surveyor's and legal costs amounting to 1% of the purchase price plus VAT.

VIEWING ARRANGEMENTS

The Site can be viewed from Hall Barn Lane or Townroe Drive but please contact the Agent before viewings if Site access is required.

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

CONTACT

For further information please contact:

Ann Taylor

Director Development Services

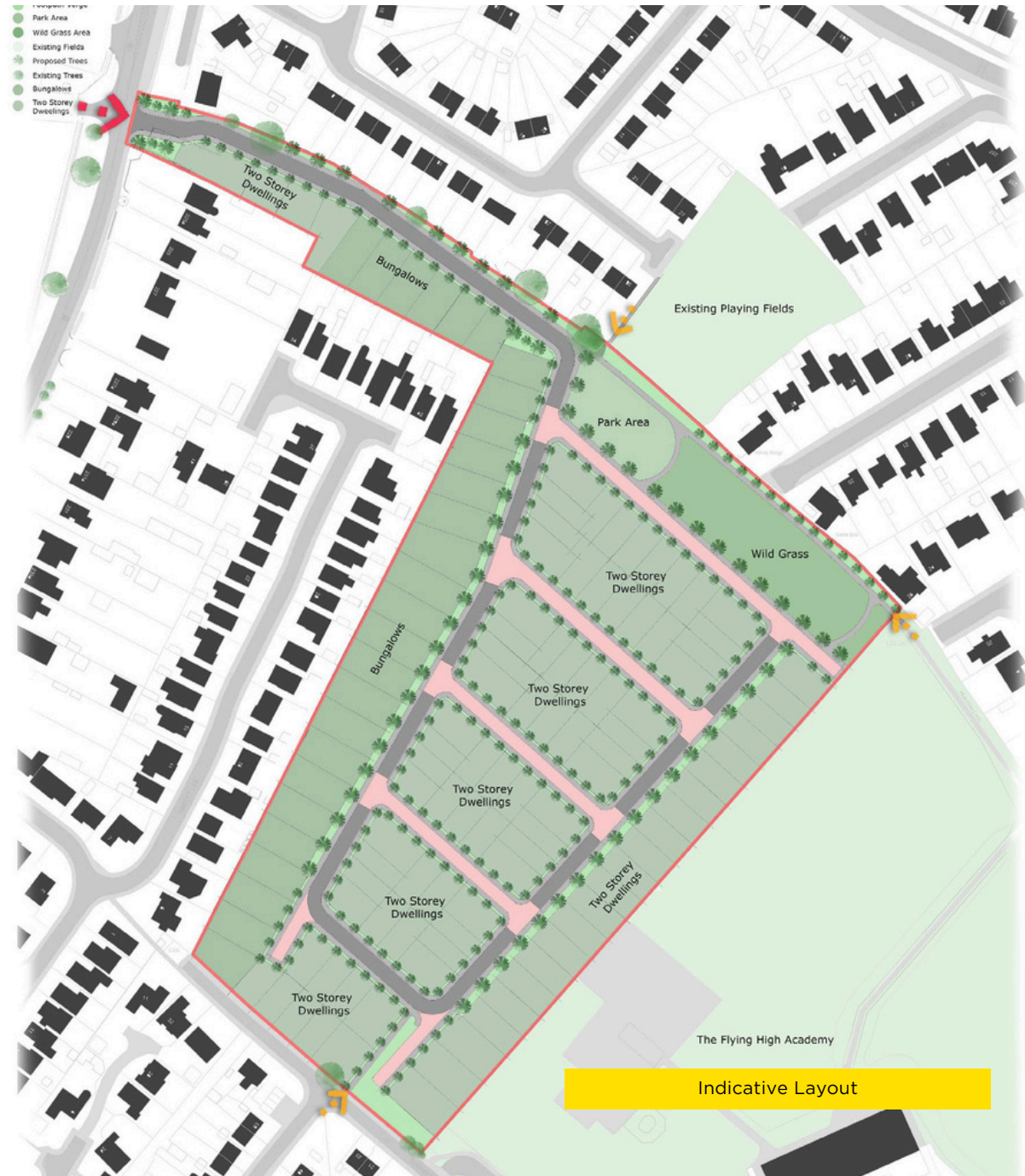
ataylor@savills.com
+44 7866 813 685

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