



Serviced land
from **1.9 acres** (0.77 ha)
to **14.1 acres** (5.7 ha)
For Sale



FULWOOD PARK

Fulwood Park provides a rare opportunity to acquire land in an established commercial location with excellent transport links, free of developer tie.

Location

The site forms part of the established Fulwood Industrial Estate which is situated adjacent to the A38 (Alfreton Road) approximately 1.25 miles north east of Junction 28 of the M1 motorway.

The area is well served by public transport and only minutes from Sutton Parkway Railway Station part of the Robin Hood Line providing rail services between Worksop and Nottingham.

Nearby Occupiers Include: Mertrux, Synseal, Door-Stop, Welcome Foods, Meridian.

Drive times

	Distance	Approx. Travel Time
Nottingham	15 miles	25 minutes
Derby	18 miles	25 minutes
Sheffield	27 miles	40 minutes
East Midlands Airport	25 miles	30 minutes
Mansfield	6 miles	15 minutes
Chesterfield	11 miles	20 minutes

Services

The following services are available to the site.
For further information contact agents.



ELECTRICITY



GAS



WATER



MAINS DRAINAGE



TELECOMS



FIBRE

Description

The site comprises serviced development land totalling 14.1 acres (5.7 hectares) available either as a whole or as self-contained serviced plots from 1.9 acres (0.77 hectares).

The serviced plots will be fully plateaued and capped to agreed levels with all earthworks undertaken in line with controlling documentation and specification provided by appointed Engineering Consultants. Copies of the engineers comprehensive Desktop Appraisal and Summary of the site are available upon request.

Note that in addition to serviced plot sales, our clients would be pleased to provide Design and Build quotations for bespoke buildings on either a freehold or leasehold basis. Further details available upon request.

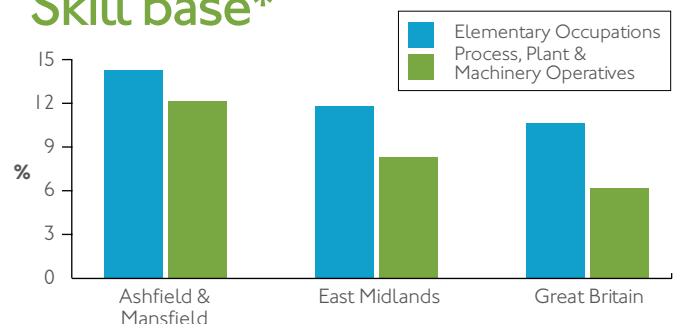
Workforce*

Accessible workforce aged 16-64 years

145,000



Skill base*



Average rates of pay*

Ashfield & Mansfield - £395 p/w

East Midlands - £477 p/w

Great Britain - £520 p/w

*Information courtesy of Invest in Ashfield- Mansfield
(The area for Growth in the East Midlands 13th October 2014)

www.fulwoodpark.com

Serviced land opportunities from **1.9 acres (0.77 ha) to 14.1 acres (5.7 ha)**

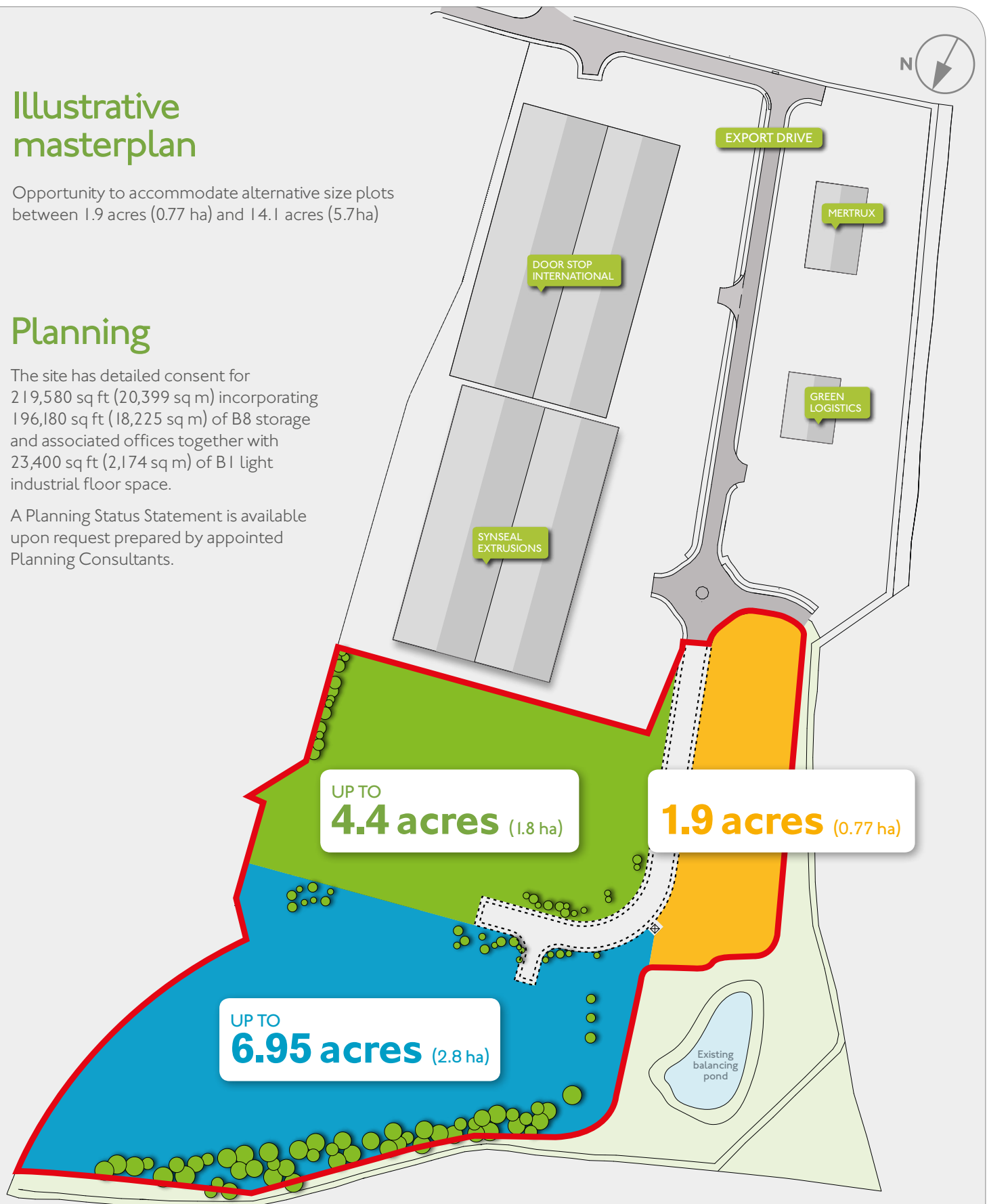
Illustrative masterplan

Opportunity to accommodate alternative size plots between 1.9 acres (0.77 ha) and 14.1 acres (5.7 ha)

Planning

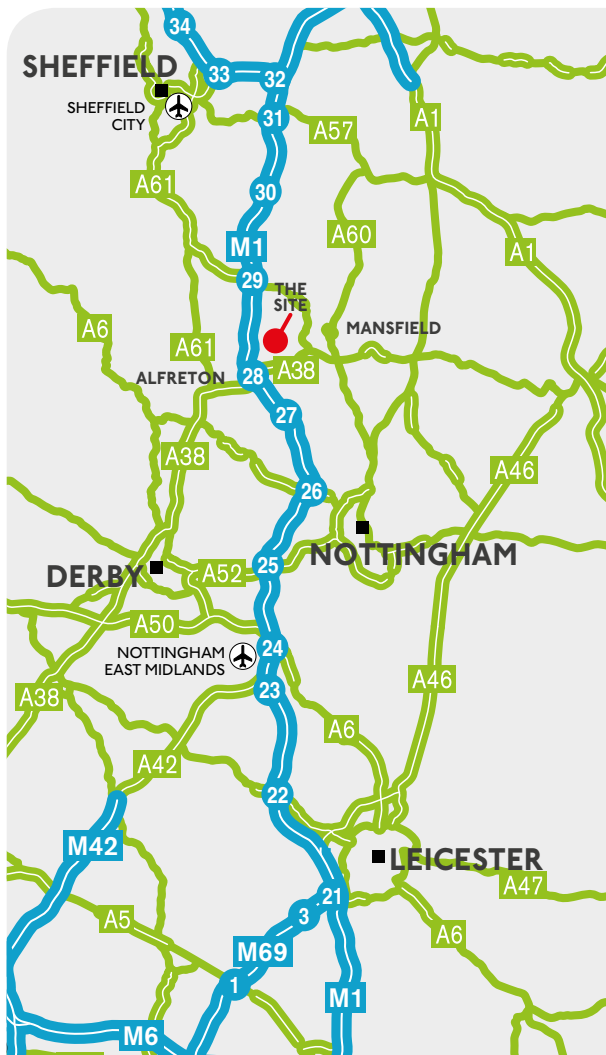
The site has detailed consent for 219,580 sq ft (20,399 sq m) incorporating 196,180 sq ft (18,225 sq m) of B8 storage and associated offices together with 23,400 sq ft (2,174 sq m) of B1 light industrial floor space.

A Planning Status Statement is available upon request prepared by appointed Planning Consultants.



Directions

Leave the M1 at Junction 28 and travel approximately 1 mile northwest on the A38 (Alfreton Road) towards Mansfield. Turn left onto Common Road (B6027) and then first left onto Export Drive.



Tenure

The land is available freehold with vacant possession.

Price

Upon application to the joint agents.

Contact

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