



Clipstone Colliery Site, New Clipstone, Mansfield, Nottinghamshire NG21 9EH

Land & Buildings

- ▶ **Approx 2.91 ha (7.19 acres)**
- ▶ **Grade II Listed headstocks and powerhouse on a self-contained site**
- ▶ **For sale freehold**
- ▶ **4 miles from Mansfield town centre**

For enquiries and viewings please contact:



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Location

The site is located in Clipstone, Nottinghamshire which lies approximately 4 miles north east of Mansfield town centre and 14 miles to the north of Nottingham city centre.

The property fronts Mansfield Road (B6030), the main arterial route through the village of Clipstone and is within walking distance of the local centre which provides a range of retail units.

Nearby leisure facilities include the Vicar Water Country Park and Sherwood Pines Forest Park.

Description

The site comprises part of the former Clipstone colliery and extends to circa 2.91 hectares (7.19 acres) and includes the headstocks and powerhouse which are Grade II Listed. The Historic England list entry number is 1380235.

Further land available by separate negotiation.

The site will be subject to an overage provision whereby during a 30 year period post-completion the vendor will be entitled to 90% of the uplift in redevelopment value resulting from the demolition of all or part of the buildings on site.

The purchaser will be responsible for erecting and maintaining at their cost fencing of a specification to be agreed along the perimeter of the land and enclosing the buildings, the approximate location of which are shown on the attached plan by the solid red and blue lines.

The land and buildings are available on an unconditional basis at a guide price of £70,000 (seventy thousand pounds).

Offers will also be considered on a conditional basis.

In order for a bid to be considered by the vendor, prospective purchasers must provide written evidence of their arrangements for the provision of buildings and public liability insurance post-completion.

Accommodation

	Hectares	Acres
Total	2.91	7.2

Planning

Interested parties are advised to make their own enquiries of Newark and Sherwood District Council Planning Authority, Tel: 01636 650000.

A planning application has been submitted for the demolition of all colliery buildings and structures (except electricity substation) under the application reference 12/SCO/00005. The relevant documents are available via the hyperlink below:

Tenure

The property is available freehold with vacant possession save that the freehold interest in the former mineshafts which sit immediately below the headstocks are to be retained by the Coal Authority.

Price

Guide price of £70,000

VAT

All sums quoted are exclusive of VAT if applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Viewings

The site can be seen from the Mansfield Road frontage.

Prospective purchasers are asked to note that the property is currently protected by an electrified fence and therefore inspection of the buildings is strictly by appointment with the sole agents.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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