

Land to the South West, 1A Station Road, Kimberley,  
NG162NR  
£100,000



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Our Seller says....

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 27113024

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7 days

**PAUL GAUGHAN**  
BUILDING CONSULTANTS

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SITE LOCATION PLAN  
SCALE 1:1250

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**\*\*\* EXCITING LUCRATIVE OPPORTUNITY \*\*\*** With resale value expected to be in excess of £500,000, this building plot in the heart of Kimberley Town Centre represents a truly exciting opportunity for a local developer to build this apartment block. Planning has been approved for 5 apartments (including top floor penthouse) and the site benefits from a separate secure bike & bin store. These apartments will appeal to the many first time buyers with limited budgets. With a regular bus service on the doorstep and a wide range of shops within a short walk, this is a particularly prime location.

Details pertaining to the planning permission along with documents association with the application can be found here. <https://publicaccess.broxtowe.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RKZIEWDRG8O00>

### Agents Note

Prospective buyers must conduct their own due diligence around the viability of the investment. Anticipated re sale values are based on current market conditions & comparable evidence and can not be guaranteed.