



Architects CGI Illustration

88 COW LANE

Bramcote, Nottingham NG9 3BB

Development Opportunity



SUMMARY

- Freehold approximately 0.7 Ha (1.7 acres)
- Exclusive proposed development for 3 executive houses
- Full planning consent for 3 dwellings
- Highly desirable road and area
- Established residential location
- Within 2 miles (3 km) of Beeston town centre and
- 4 miles (6 km) of Nottingham City Centre
- Close proximity to Beeston Fields Golf Club and Wollaton Hall
- Attractive green tree-lined environment

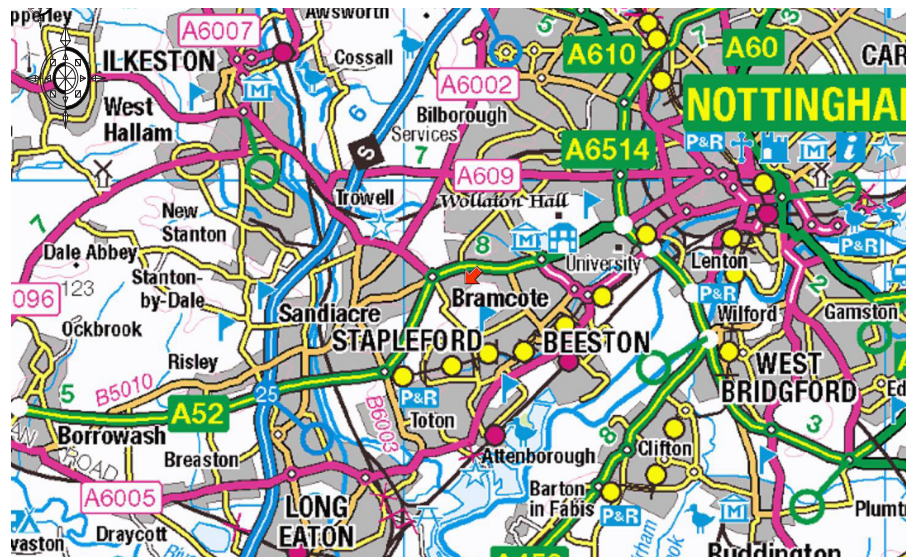


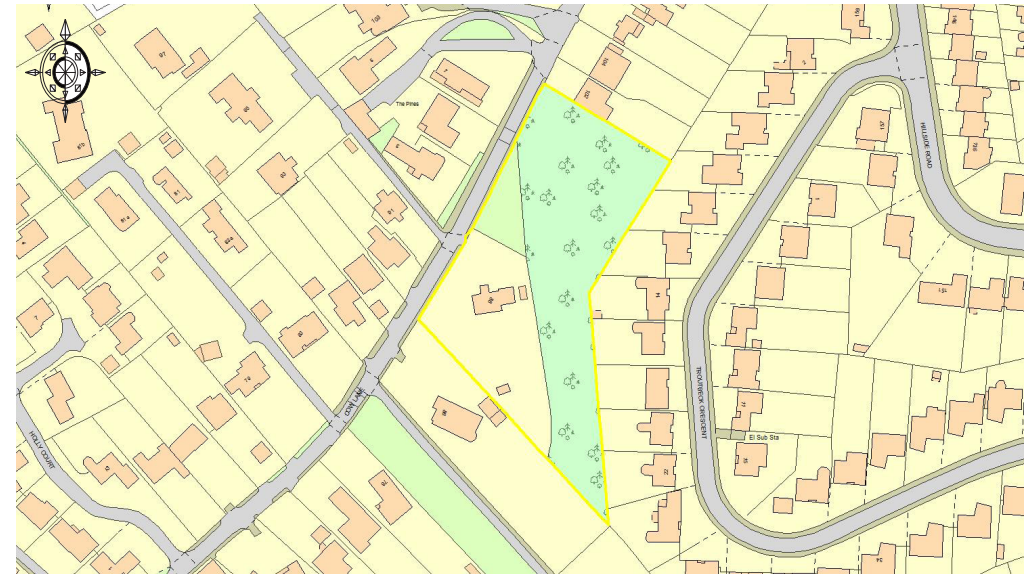
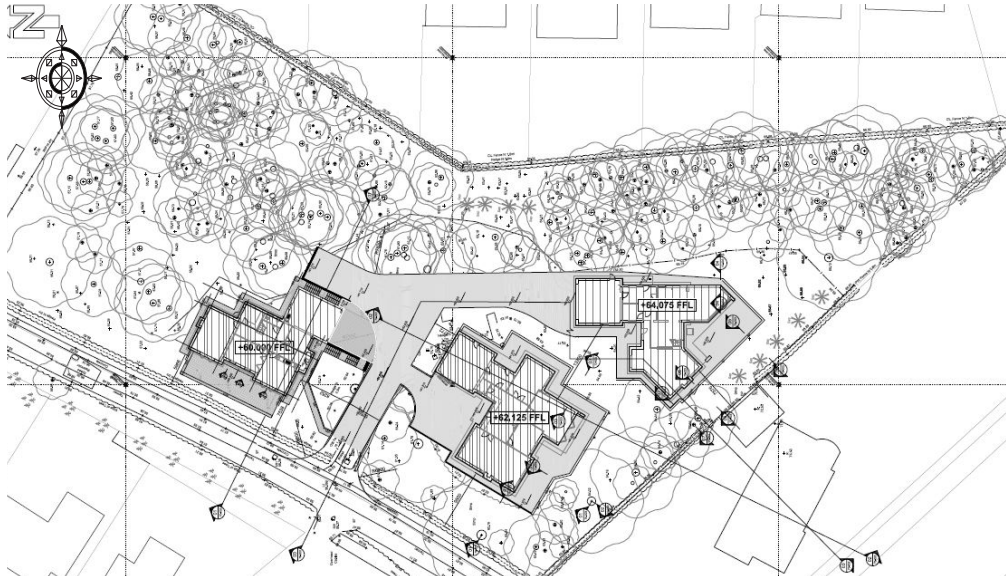
LOCATION

The site is well located within close proximity to Derby Road as well as the Ring Road (A52), providing efficient access to a number of surrounding suburbs including Nottingham (situated approximately 4 miles (6 km) north east), Derby (approximately 12 miles (19 km) west), Castle Donington (approximately 11 miles (18 km) south west) and the M1 Motorway (approximately 5 miles (8 km) west).

This development opportunity is situated on Cow Lane, Bramcote, a highly desirable residential road, located just off Derby Road, and within easy access of a number of amenities such as Beeston Fields Golf Club (approximately 1.5 miles (2 km)), and Martin's Pond and Harrisons Reserves, Wollaton Hall and Deer Park, Wollaton Park Golf Club, The Wollaton gastro pub and Waitrose on Russell Drive are all within 2 miles (3 km) of the site.

The recently renovated library, and a range of retailers located on Bramcote Lane are also within approximately 1.5 miles (2 km).





DESCRIPTION

The site is irregular in shape but adequately provides for the demolition of the existing house and development of three substantial new executive homes accessed off a shared drive, in an exclusive private setting.

The plots and proposed houses are substantial in nature and comprise the following:

House one – 348 sqm (3,746 sqft) on approximately 3,107 sqm (0.77 acres)

House two – 561 sqm (6,039 sqft) on approximately 1,277 sqm (0.3 acres)

House three – 370 sqm (3,983 sqft) on approximately 2,308 sqm (0.57 acres)

The total site extends to approximately 0.7 Ha (1.7 acres) and is easily accessed off Cow Lane.

The plot is surrounded by both traditional and modern properties of a substantial size and quality, and the new development will complement and add to the attractive array of houses in this area.

TOWN PLANNING

Full planning permission for three executive dwellings (References 19/00136/ROC and 19/00140/ROC) was granted in November 2019. Previous consents and variations have been made on the site, a history of the planning can be provided by the Agents.

The details of the applications can be obtained from Broxtowe Borough Council website; www.broxtowe.gov.uk or from the Agent upon request.

EPC

To be confirmed.

TENURE

Freehold with Vacant Possession upon completion.

GUIDE PRICE

Offers in excess of £1,000,000.

SERVICES

We understand that Mains Water, Electricity, Gas and Drainage are available in the vicinity. However, prospective purchasers should satisfy their own enquiries to the relevant Authority as to the suitability, capacity, connectivity and exact location of services.

LEGAL INFORMATION

Each party is to bear their own legal costs in connection with this transaction.

VIEWINGS

The site is not visible from the road, please contact the Agents for access. Please note that neither Savills nor the Seller take any responsibility for any loss or injury incurred on site.



METHOD OF SALE

The site will be sold by way of Informal Tender.

Offers are invited on a conditional or ideally unconditional basis by noon on Monday 22 February 2021.

Offers should be made in writing, should not relate to any other offer and should include the following as a minimum:

- Any conditions relating to your offer
- Proposed timescales for exchange and completion
- Solicitor's details
- Confirmation of proof of funds for the purchase price

VAT

We understand VAT is applicable on this transaction. This will be confirmed by the Seller's solicitors.

FURTHER INFORMATION

Offers should be addressed to: Ann Taylor and Molly Ashton, Savills (UK) Ltd, Enfield Chambers, 18 Low Pavement, Nottingham, NG1 7DG

Submissions may be submitted via email to: ataylor@savills.com and molly.ashton@savills.com.

Please note that the Vendor will not be obliged to accept the highest or indeed any other offer.

CONTACT

For further information please contact:

Ann Taylor

ataylor@savills.com
0115 934 8174

Molly Ashton

molly.ashton@savills.com
0115 934 8056



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