

# FOR SALE

## PRIME DEVELOPMENT SITE

**QUEENS ROAD  
NOTTINGHAM**



**PRIME DEVELOPMENT SITE**  
**SITE AREA: c. 0.229 ACRES**

**FREEHOLD DEVELOPMENT SITE**

**HIGH PROFILE LOCATION OPPOSITE NOTTINGHAM RAILWAY STATION**

**EXISTING PLANNING CONSENT FOR 39 ONE AND TWO BEDROOM  
APARTMENTS**

**OPPORTUNITY TO CREATE A LANDMARK SCHEME**

Property Particulars

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
[www.geohallam.co.uk](http://www.geohallam.co.uk)

## LOCATION

The site occupies a prominent position opposite Nottingham's Train Station on the corner of Queens Road and Arkwright Street.

Nottingham lies in the heart of England and is the largest city within the East Midlands with the city having a population in the region of 330,000. Nottingham sits approximately 50 miles east of Birmingham and 120 miles north of London.

Nottingham is served by three M1 motorway junctions (Junctions 24 – 26). Nottingham Railway Station, which is located adjacent to the subject premises, provides connections to all major UK cities with London St Pancras accessible within 1 hour 40 minutes.

The City also benefits from the NET tram system, with the nearest stop approximately 480 metres from the subject premises. East Midlands Airport is located approximately 15 miles west of Nottingham city centre.

Nottingham is home to two prominent universities, the University of Nottingham and Nottingham Trent University as well as world class sporting venue.

## THE SITE

This is a partially cleared site extending to circa 0.215 acres (0.087 hectares) and occupies a prominent position fronting Queens Road opposite Nottingham Railway Station.

The aerial image on the rear page outlines the site boundary for indicative purposes only. The hatched area sits beneath the tram lines and will be where the integral parking and cycle store is proposed.

## PLANNING

The property benefits from a conditional Planning Consent dated 25<sup>th</sup> September 2020 (Application Number 19/00936/PFUL3) and subsequent variation (Application Number 20/02607/PVAR3) for the erection of a 9 and 6-storey building to provide 39 No. apartments (Use Class C3) with ancillary communal accommodation to the ground floor and external car parking and bike stores located beneath the tram line.

The following information is available from the Agent upon request:

- Copy of the Planning Consent
- Design & Access Statement
- CGI Imagery
- Architects' Drawings

## TENURE

It is understood that the property is held Freehold on Title Numbers NT263108, NT136276 and NT215221.

## TENANCIES

The site is not subject to any occupational tenancies.

## GUIDE PRICE

Unconditional offers are invited for the freehold interest. A guide price is available upon application.

## ANTI-MONEY LAUNDERING

Any offers accepted will be subject to completing a required Anti-Money Laundering Checks.

## VAT

We are advised that VAT is applicable on the purchase price.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.

## VIEWING

By appointment only with the Sole Agent;

## Geo Hallam & Sons

24 Regent Street  
Nottingham  
NG1 5BQ

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November 2021

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## Chartered Surveyors

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**Tel : 0115 958 0301**  
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# Property Particulars

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