

# ALL ENQUIRIES

97 MANSFIELD ROAD  
DAYBROOK  
NOTTINGHAM



**DEVELOPMENT LAND OPPORTUNITY**  
**SITE AREA: CIRCA 2.295 ACRES**

**ACCESSED OFF NEWLY CONSTRUCTED ESTATE ROAD OFF  
THE A60 (MANSFIELD ROAD)**  
**ADJACENT TO A NEWLY OPENED ALDI STORE**  
**PROMINENT LOCATION CLOSE TO SAINSBURY'S,  
MCDONALDS AND MAJESTIC WINES**

**SAT NAV: NG5 6BT**

Property Particulars

Geo  
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## LOCATION

Mansfield Road (A614) is one of Nottingham's principle arterial routes leading north out of the city centre.

The site lies adjacent to the junction with Sir John Robinson Way (opposite the old Home Brewery offices).

Sir John Robinson Way leads to a Sainsbury's superstore, McDonalds, with Majestic Wines also being adjacent to the Aldi.

## DESCRIPTION

The remaining land has an area of approximately 2.295 acres which could be For Sale without developer tie or developed for an end user.

Consultants are currently advising on the strategy of creating a platform site which it is considered (STP) could take up to 20,000 sq ft. A scheme is currently evolving and should be available in more detail in June.

## PLANNING

The previous use on the site was as a laundry falling within Class B2 of the Town & Country Planning Act Use Classes Order. A passed, now lapsed, Planning Permission was for residential.

Following informal discussions with Gedling Borough Council it is considered that the site is suitable for:

- B8 / trade park with ancillary sales
- B1(a) or B1(c)
- Residential
- Care home / C1
- A1 non-food

The land owner is intending to enter into formal pre-application discussions with Gedling Borough Council in May.

## SERVICES

All mains service connections are available to the perimeter of the site.

## TENURE

The land is freehold.

## DISPOSAL

The client will determine their disposal strategy once a feasibility study on the land and informal discussions with Gedling Borough Council have been concluded.

This may lead to the land being offered For Sale or developed with an end user in mind.

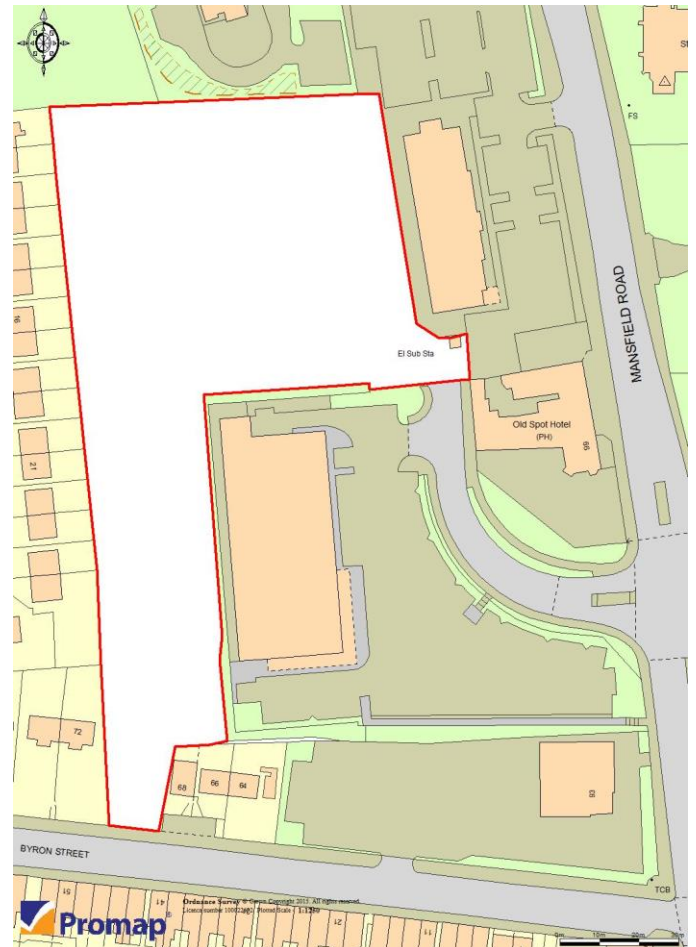
## VIEWING

Strictly by appointment with the sole agent:

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## Property Particulars

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