

SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY

450 Nottingham Road, Old Basford, Nottingham NG6 0FU



BUY!

SUBSTANTIAL NOTTINGHAM CITY DEVELOPMENT SITE WITH FULL PLANNING CONSENT FOR 32 RESIDENTIAL UNITS, PLUS RETAIL UNIT

- No Section 106 or affordable housing obligations
- Superb location close to Nottingham's ring road
- Close to Basford NET (tram) station
- Stunning contemporary design
- Desirable development mix
- Significant redevelopment & regeneration proposed for the immediate surrounding area

**OIRO
£850,000
FREEHOLD**



CGI of Proposed Development

Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

LOCATION:

The property is located within the city of Nottingham in the suburb of Old Basford, approximately 2 miles northwest of the city centre.

The location is close to Nottingham ring road (Western Boulevard, A6514), and adjacent to the Basford NET (tram) station.

The location offers convenient access to the city centre and is close to Nottingham City Hospital and a good variety of local amenities.

The main campus of Nottingham University is approximately 1.8 miles to the south.

The immediate surrounding area is subject to a number of major planning applications which are likely to further improve the locality.

DESCRIPTION:

The site is currently occupied by a commercial building, detached residence and former bank premises.

The site is level and benefits from full planning consent for the creation of 32 residential units. The plans allow for a sympathetic refurbishment of the bank premises to create 2 x three storey “tri-plex” apartments and a large 3 bedroomed penthouse.

The stunning design is then arranged to provide a very saleable mixture of 1 and 2 bed apartments over four floors.

In addition, there will be a new commercial / retail unit (80.5 sq m) with frontage to Lincoln Street. There is ample provision for residents’ parking on site.

Part of the former bank premises is currently subject to an assured shorthold tenancy. Further details upon request.

In total the site extends to approximately 0.51 acres.

TERMS:

The property is immediately available to purchase with the benefit of the full planning consent.



TENURE:

Freehold.

A number of separate titles constitute the site as a whole. A solicitor’s title report has been commissioned and is available to interested parties upon request.

PRICE:

The property is available to purchase and offers are invited in the region of:-

£850,000

PLANNING:

The property has the benefit of full planning consent. Full details of the consent and plans can be viewed on the Nottingham City Council’s website - Application No: 18/01382/PFUL3.

Alternatively, plans can be made available from this office upon request.

By way of an amendment to the original consent, there is no requirement for the provision of affordable housing (on-site or by off-site contribution), nor are any payments required under Section 106 provisions.

VAT:

Vat is not applicable to the purchase price.

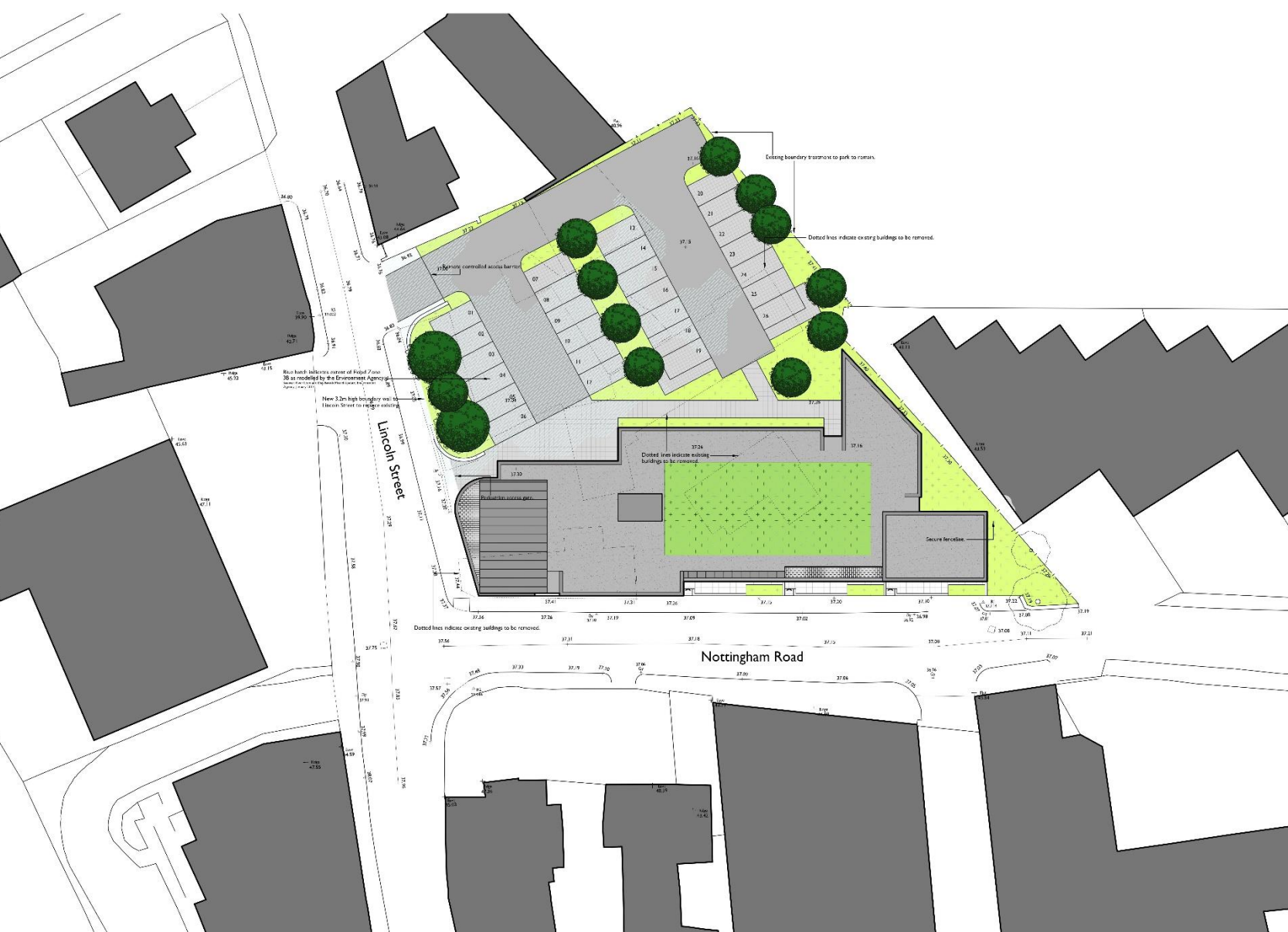
EPC:

Not applicable – development sale

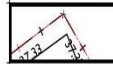


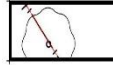


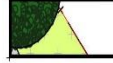
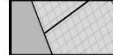
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Legend:

-  DEVELOPMENT SITE -
-  EXISTING BUILDINGS -
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Dotted lines indicate buildings to be demolished.
-  EXISTING VEGETATION -
Trees and hedges etc as found at the time of the topographical survey.
-  FLOOD ZONE 3B -
Source: River Leen and Day Brook Model Update, Environment Agency, January 2017.
-  PROPOSED DEVELOPMENT -
Roof to be a mixture of profiled zinc cladding, single-ply membrane and sedum / low maintenance planting.
-  NEW VEGETATION -
Low maintenance landscaping, designed and specified to aid surface water drainage.
-  PARKING COURTYARD -
Permeable surface to bays.

PROPOSED SITE LAYOUT

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PROPOSED ELEVATION – VIEW TO NOTTINGHAM ROAD



Key to Accommodation:

- RETAIL / COMMERCIAL
Use Class A1 / A2
80.5m² GIFA
- RESIDENTIAL
Two bedroom apartment
60m² - 66m² GIFA (typical)
- RESIDENTIAL
One bedroom apartment
45m² - 48m² GIFA (typical)
- CIRCULATION
- ANCILLARY
Plant, store and bins.

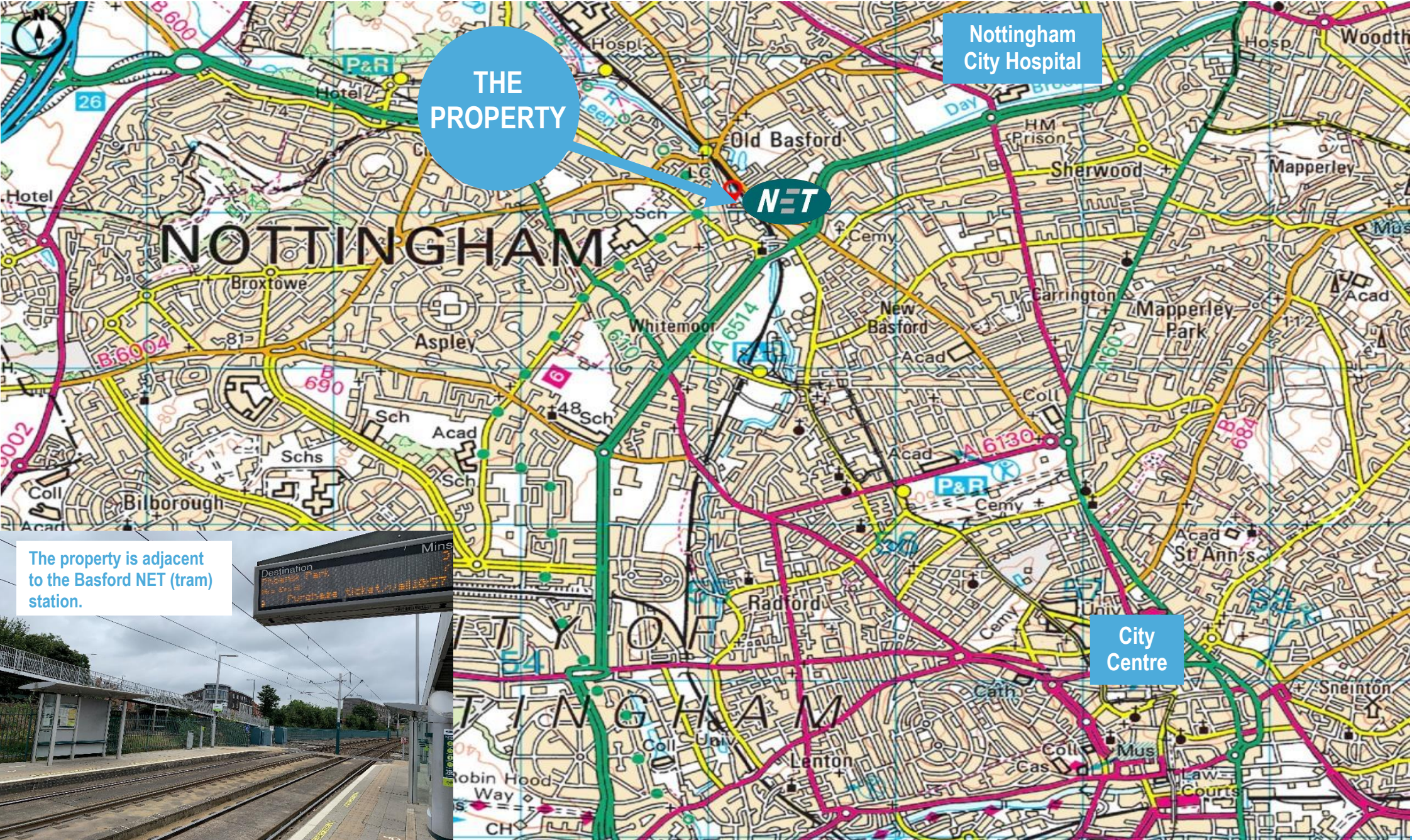


PROPOSED GROUND FLOOR LAYOUT

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THE
PROPERTY

Nottingham
City Hospital

NET

NOTTINGHAM

The property is adjacent
to the Basford NET (tram)
station.

City
Centre

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.