

DEVELOPMENT OPPORTUNITY

2 Oakfields Road, Lady Bay, West Bridgford, Nottingham NG2 5DN

BUY!

SUBSTANTIAL FORMER CHILDRENS DAY NURSERY WITH PLANNING CONSENT TO DEMOLISH AND DEVELOP HIGH QUALITY SCHEME COMPRISING OF NINE SELF-CONTAINED APARTMENTS

- Existing building extends to 1,089 sq m (11,719 sq ft)
- Planning granted for nine apartments with undercroft parking – Application No. 22/01046/FUL
- Previously used as a children's day nursery
- Well established and attractive residential area



EXISTING OAKFIELDS ROAD VIEW

Interested? Contact Matthew Hilton 0115 950 6612 mhilton@heb.co.uk

0115 950 6611

LOCATION:

The property is positioned in Lady Bay, which is a suburban area within West Bridgford, south of Nottingham city centre and the River Trent. Lady Bay is made up of predominantly period residential properties. The site itself is positioned between Oakfield Road and Rutland Road.

DESCRIPTION:

The existing building comprises a substantial, predominantly two storey building which has been used as a children's day nursery with ancillary offices, car park and outdoor play area.

DEVELOPMENT PROPOSAL:

The proposal is for a high quality development which will provide for a two storey building comprising of nine self-contained apartments of striking architectural design with undercroft car parking, as follows:-

- 8 x 2 bed apartments (80.5 sq m each)
- 1 x 3 bed apartment (150.0 sq m)

See proposed development (CGI images) overleaf. Floorplans can be viewed online.

ACCOMMODATION:

The existing accommodation comprises a total of 1,089 sq m (11,719 sq ft) over mainly two floors with some second-floor accommodation off Rutland Road.

PRICE:

The property is available to purchase at a price of:-

£850,000 Freehold

PLANNING:

The property has existing use as children's day nursery (use class E: formerly D1 under the previous use class).

Planning consent has now been granted with Rushcliffe Borough Council - **Planning Reference No. 22/01046/FUL**.

VAT:

Vat is not applicable to the purchase price.

EPC:

An EPC has been commissioned.



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PROPOSED OAKFIELDS ROAD VIEW AND UNDERCROFT PARKING ENTRANCE (CGI Image)



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PROPOSED RUTLAND ROAD VIEW AND APARTMENT ENTRANCE (CGI Image)



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PROPOSED HIGH QUALITY APARTMENTS (CGI Image)

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EXISTING SITE PLAN



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PROPOSED GF PLAN

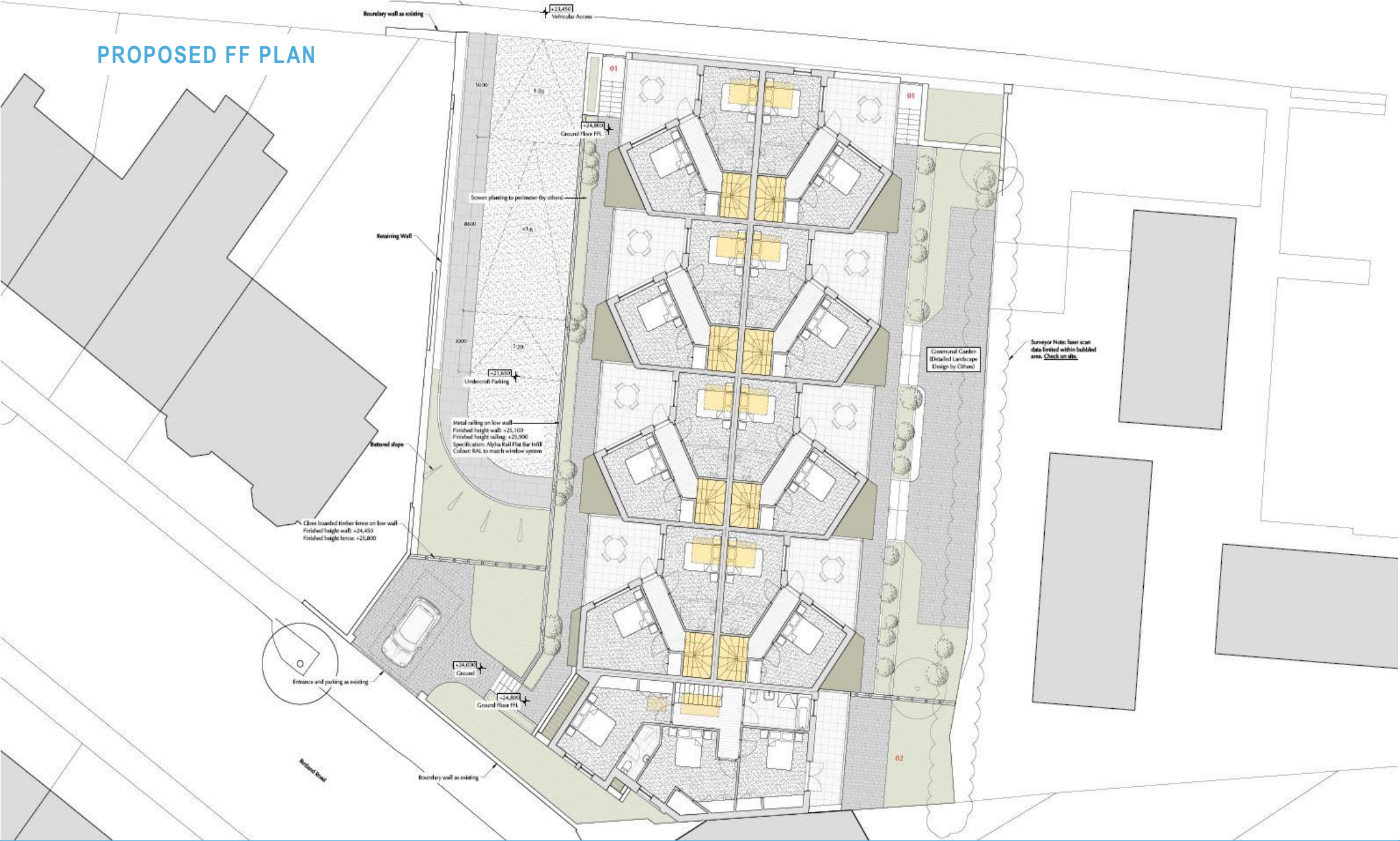


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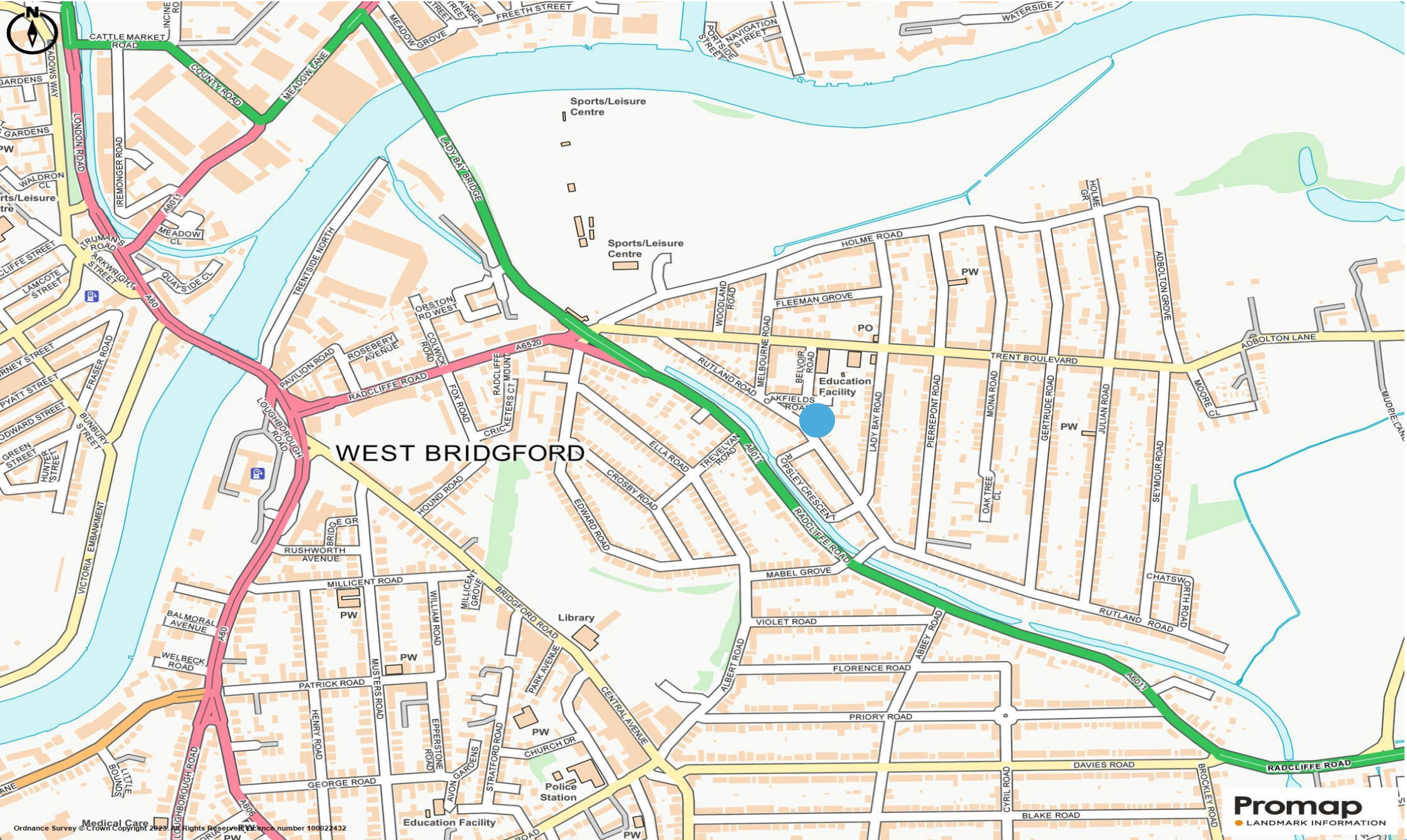
PROPOSED FF PLAN



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WEST BRIDGFORD

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LANDMARK INFORMATION

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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.