

ON BEHALF OF NOTTINGHAM CITY HOMES

RESIDENTIAL DEVELOPMENT / INVESTMENT OPPORTUNITY

52 Forest Road West, Arboretum, Nottingham NG7 4EQ



BUY!

THREE SELF CONTAINED FULLY REFURBISHED FLATS
(ONE FLAT ALREADY SOLD ON A LONG LEASE, TWO FLATS ARE VACANT)

- Three x One bedroom self-contained flats
- Flat 2 already sold on a long lease (89 years remaining)
- Internally, part refurbished
- Portfolio includes:-
46a, 48, 48a, 50, 52 and 54 Forest Road West



POA
Forms part of a
six-property
portfolio

Interested? Contact Nick Morgan 07384 896 501 nmorgan@heb.co.uk
Matthew Hilton 07971 910 268 mhilton@heb.co.uk

0115 950 6611

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

LOCATION:

The property is located on Forest Road West, approximately one mile northwest of Nottingham city centre, and approximately 0.4 miles northwest of Nottingham Trent University's city campus.

The area is a popular rental location being within the catchment area for Nottingham Trent University and having easy access to the city centre.

DESCRIPTION:

The property comprises a mid terraced Victorian property which has been split to provide three self-contained flats. Two flats are vacant which have been part refurbished and require completing to a habitable condition. One flat is already sold on a long lease with 89 years remaining.

CONDITION:

The building has been part refurbished to include a new roof and uPVC double glazed window units throughout. The two vacant flats have been part refurbished and require completing to a habitable condition.

TENURE:

The building is to be sold on a long leasehold basis, with Nottingham City Council retaining the freehold. One flat has already been sold on a long lease with 89 years remaining.

The lease will be for a term of 999 years from completion subject to a peppercorn ground rent and will include the following conditions:-

- Any remaining work is to be completed to the satisfaction of the council within a set timetable.
- Within three months of practical completion of any works, the property should be occupied.
- The properties cannot be used as a House in Multiple Occupation.

WARRANTY ON EXISTING WORKS:

Nottingham City Homes or any third party are not able to provide any warranties in relation to any work already undertaken.

METHOD OF SALE:

The property forms part of a portfolio of six properties to include:-

46a, 48, 48a, 50, 52 and 54 Forest Road West.

Note – The property cannot be purchased solely and the portfolio cannot be sub-divided/split in anyway.

PRICE:

The Long Leasehold of the whole portfolio is available at a price of: -

£2,330,000

VAT:

Vat is not applicable to the purchase price.

ANTI MONEY LAUNDERING:

To meet Anti-Money Laundering regulations, two forms of ID and confirmation of the source of funding will need to be provided by the successful purchaser.

VIEWINGS & FURTHER INFORMATION:

To view the property and for further information in respect of the sale, please contact the sole selling agents below.

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ACCOMMODATION:

FLAT No.	FLOOR	BEDS	SQ M	SQ FT	EPC	CONDITION / COMMENTS
1	Ground	1	68.2	734	TBC	This flat has been part refurbished and requires completion. An EPC has been commissioned.
2 - SOLD	First	-	-	-	-	This flat is already sold on a long lease (89 years remaining).
3	Second	1	59.4	639	E	This flat has been part refurbished and requires completion.
TOTAL			127.6	1,373		



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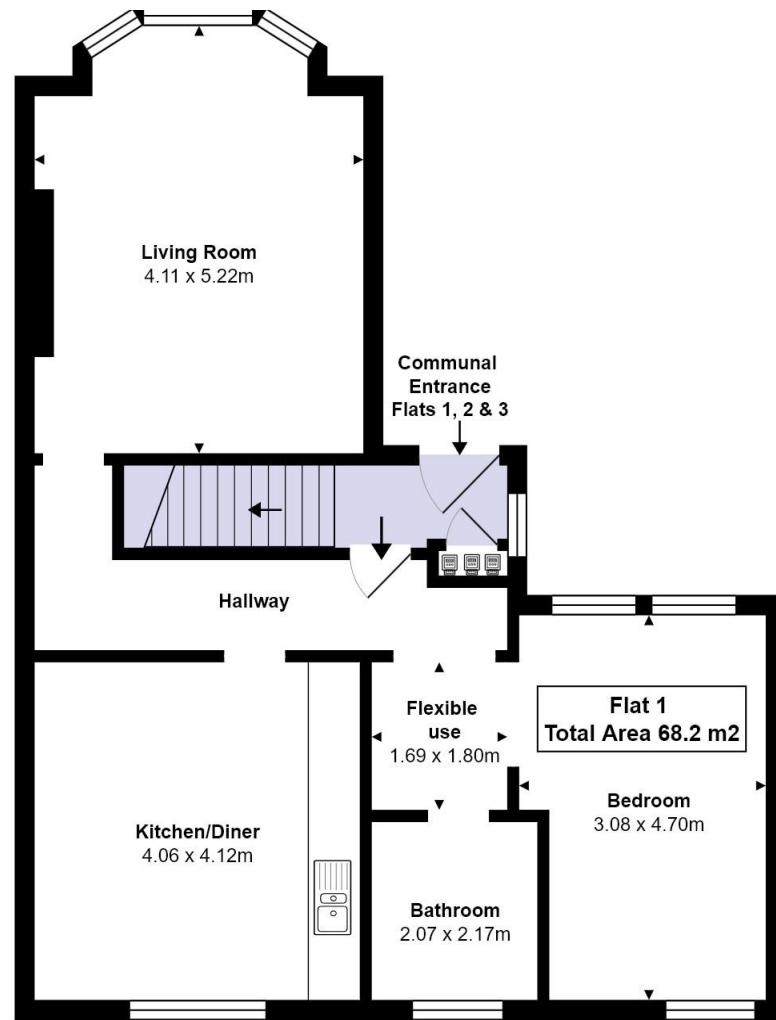
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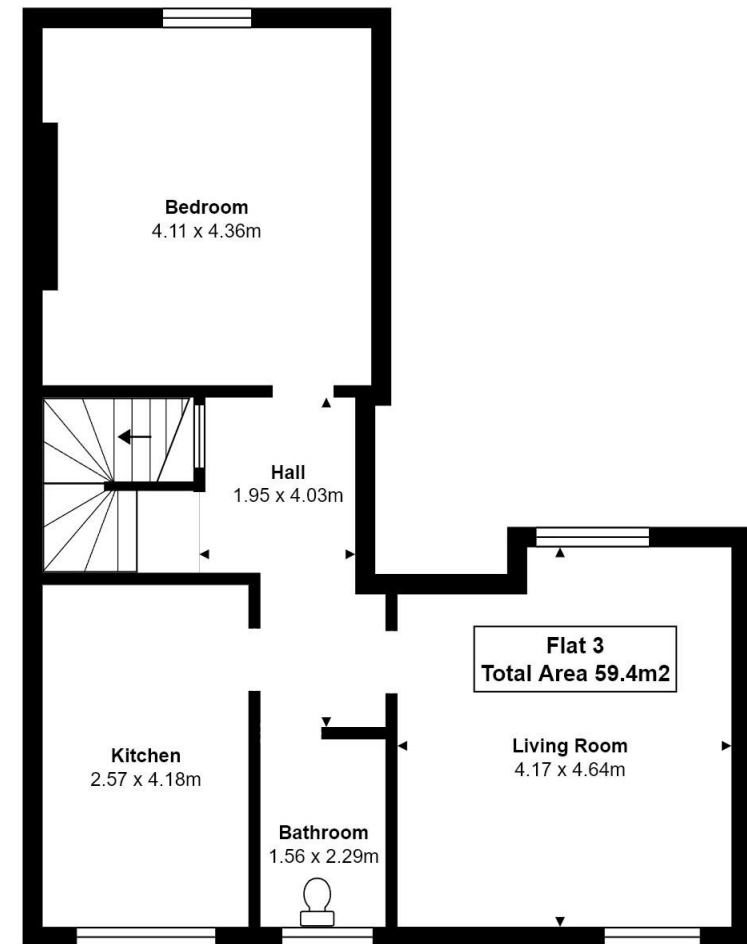
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52 FOREST ROAD WEST - FLOORPLAN



Ground Floor

**FIRST FLOOR
FLAT 2 SOLD**



Second Floor

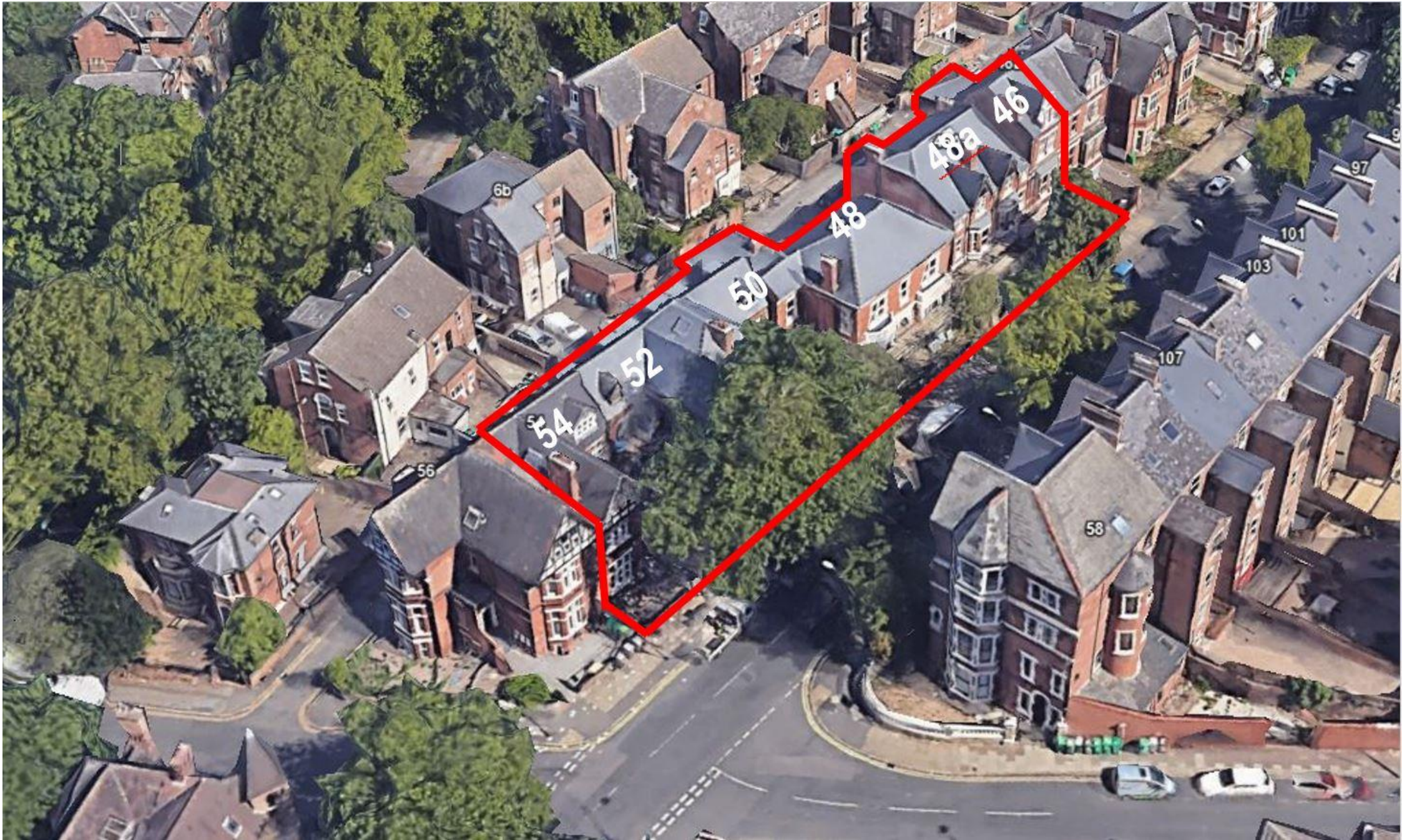
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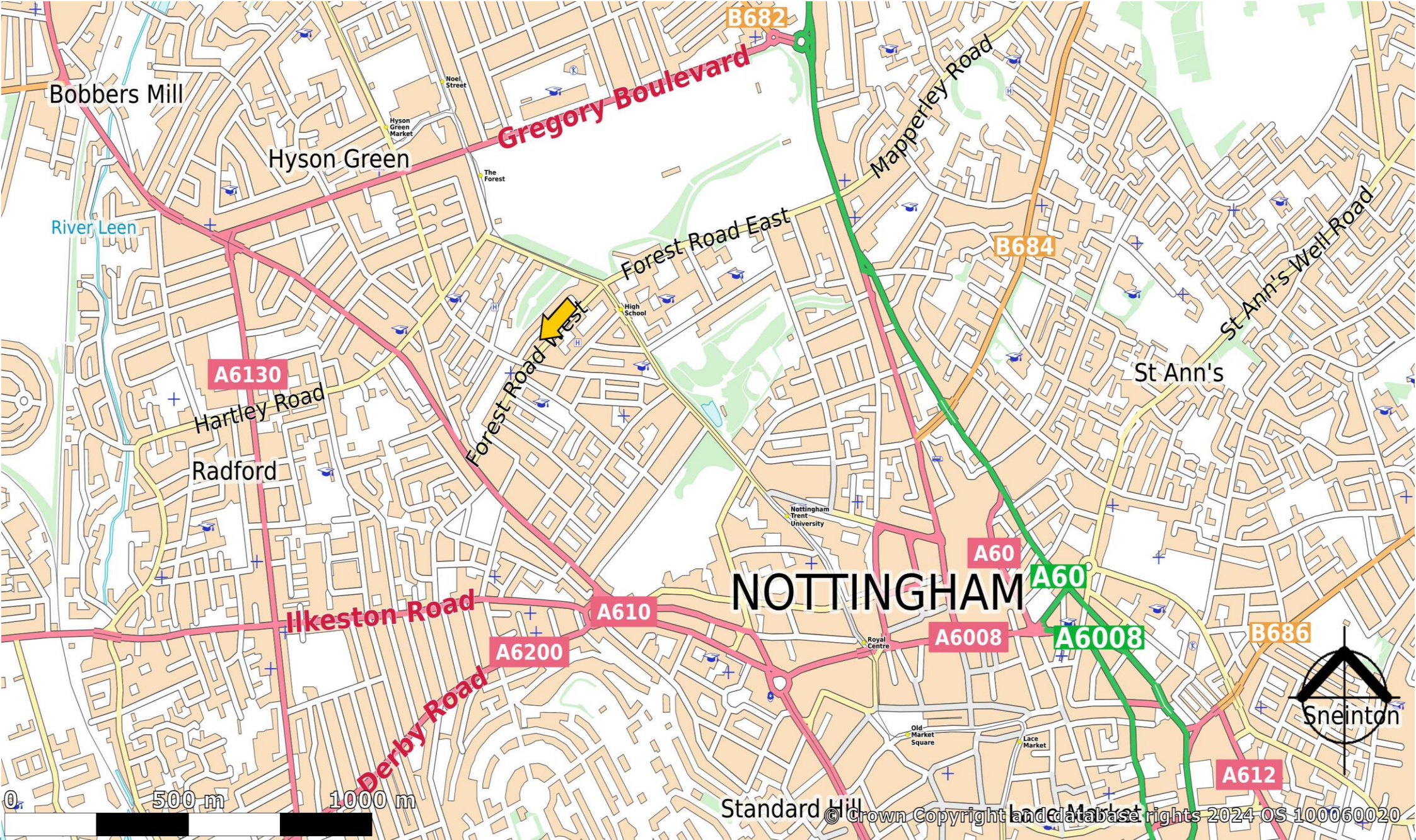
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MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance 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.