

DEVELOPMENT OPPORTUNITY

Nottingham Road, Ilkeston, Derbyshire DE7 5BB

BUY!

PLANNING SUBMITTED FOR CONVERSION TO 10 RESIDENTIAL APARTMENTS

- Planning submitted for residential conversion
- Close to Ilkeston town centre
- Existing building extends to 305 sq m (3,283 sq ft) approx. GIA
- Previously used as a Methodist Church
- Proposed for: -
 - 6 x 2 bed apartments
 - 4 x 1 bed apartments



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Matthew Hilton 0115 950 6612 mhilton@heb.co.uk

0115 950 6611

LOCATION:

The property is prominently located on Nottingham Road, Ilkeston, which is a Derbyshire market town situated approximately 10 miles northeast of Derby city centre and 7.5 miles west of Nottingham city centre. The town provides good transport links with the M1 motorway close by, and the relatively new opening of the Ilkeston Train Station, improving the towns accessibility.

The property is located approximately 1 mile from Ilkeston's main town centre and sits fronting the busy Nottingham Road, Ilkeston.

The property is also located within close proximity to both national and independent occupiers including an Asda convenience store / petrol station and public transport links.

DESCRIPTION:

The existing building comprises a two-storey building which has been formerly used as a Methodist Church.

The property consists of two main buildings with the main access fronting Nottingham Road.

DEVELOPMENT PROPOSAL:

Planning has been submitted for a conversion of the existing building into ten self-contained flats.

See proposed development / floorplans overleaf.

ACCOMMODATION:

The existing accommodation comprises a total of 305 sq m (3,283 sq ft), *Approx. GIA*

TENURE:

Freehold.

PRICE:

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

£275,000 Freehold

PLANNING:

The property has existing use as a church - F1 (Learning & None Residential Institutions) (f) (Public Worship or Religious Institution).

The property lends itself to the residential conversion or alternative uses subject to obtaining the necessary planning consents.

VAT:

Vat is not applicable to the purchase price.

EPC:

We understand that the property is exempt from an EPC in its current state due to its former use as a place of worship.

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Proposed Site Plan - Scale 1:200

1m 5m 10m
1200 Scale Bar



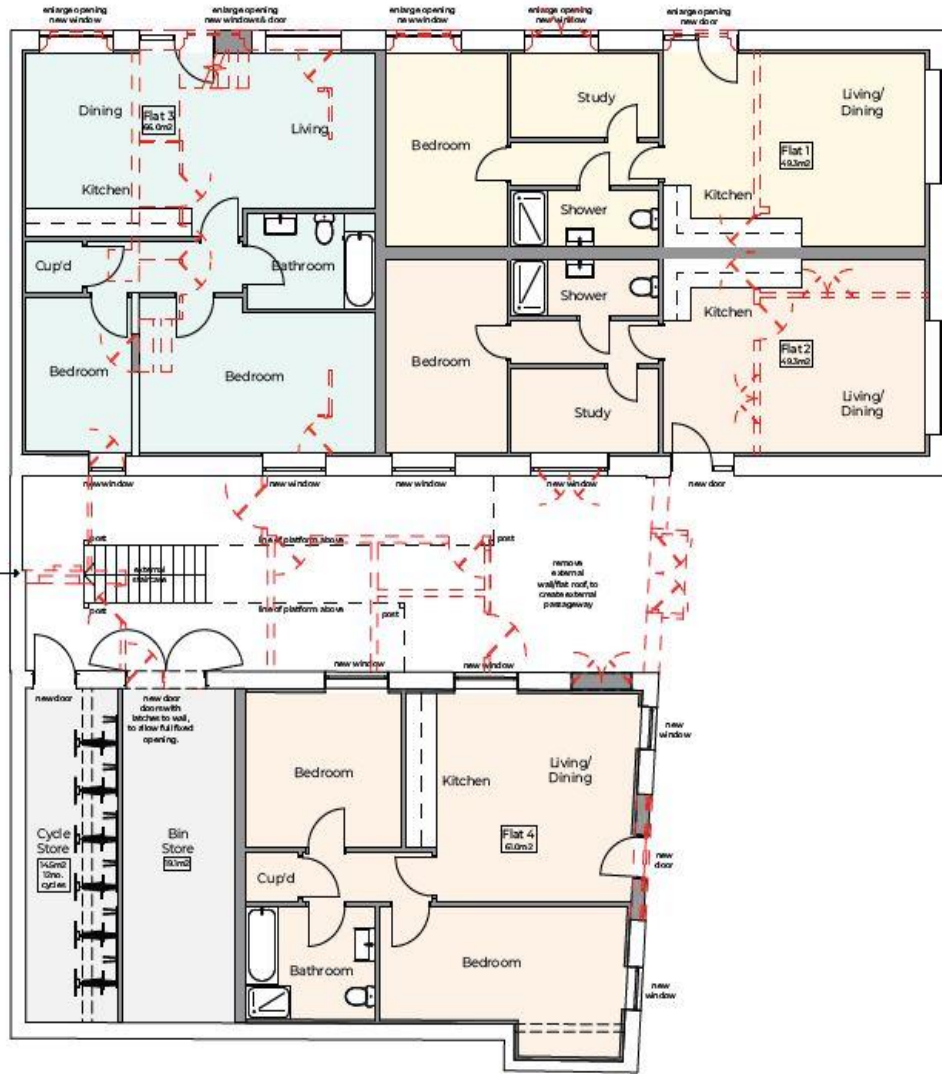
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PROPOSED SCHEME:

GROUND FLOOR

FIRST FLOOR



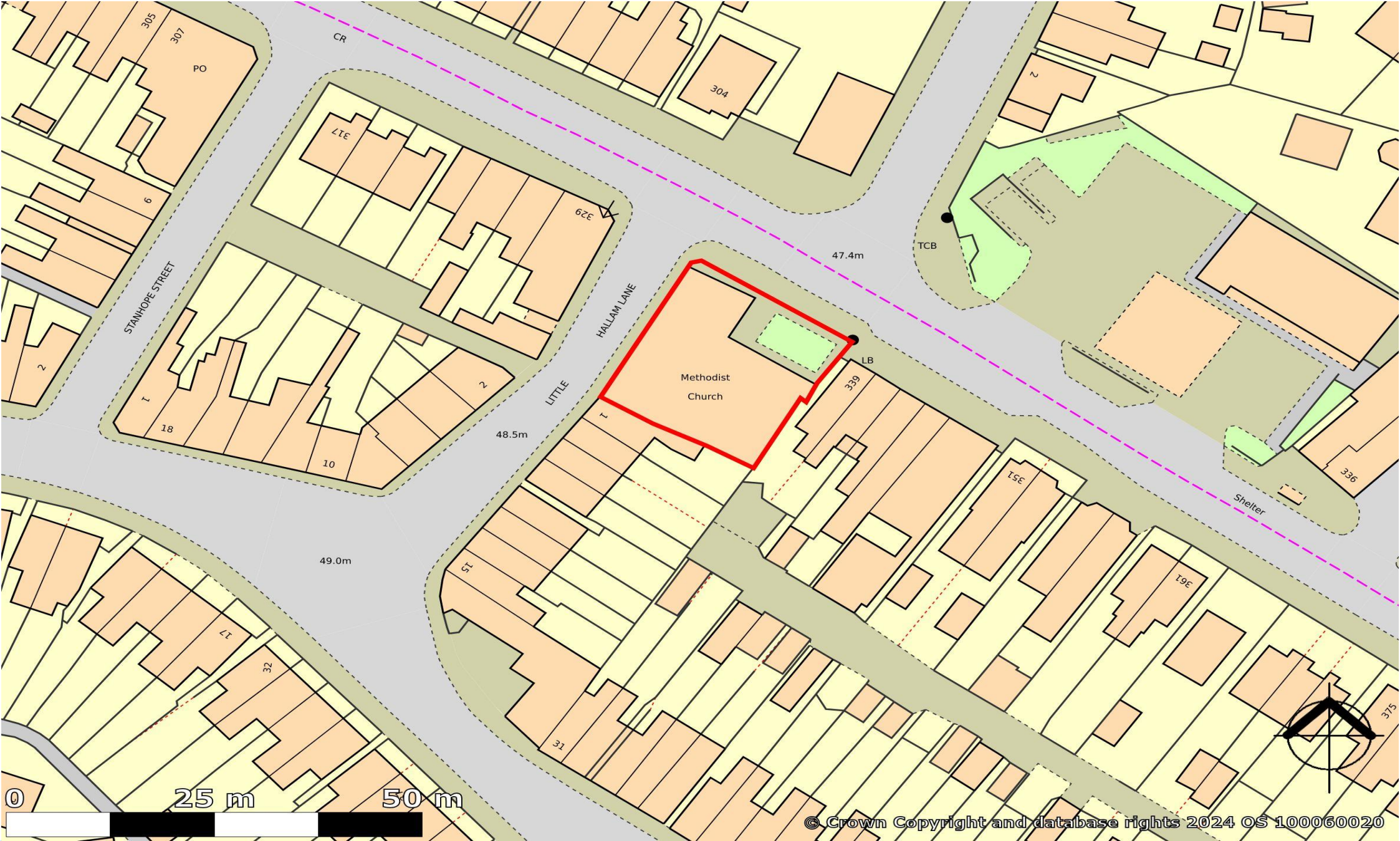
Proposed Ground Floor Plan - Scale 1:100



Proposed First Floor Plan - Scale 1:100

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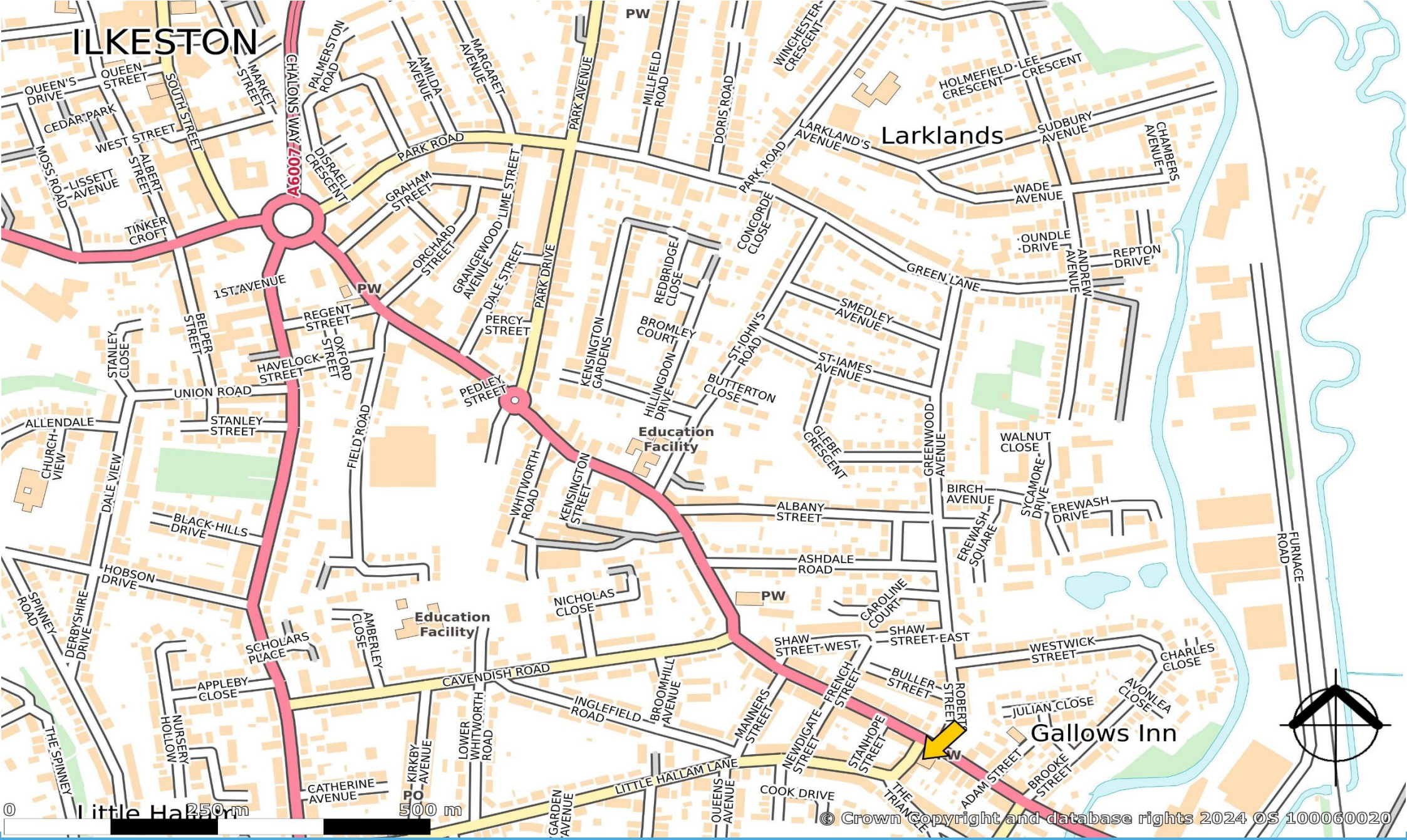
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ILKESTON



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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.