

FOR SALE

44 Forest Road West
Arboretum
Nottingham
NG7 4EQ

Nottingham
Propertyplus

Guide Price £125,000



- 2 x 1 BEDROOM FLATS
- FIRST & SECOND FLOOR ACCOMMODATION
- SPACIOUS ACCOMODATION
- RENOVATION OPPORTUNITY
- 1435 SQFT OF ACCOMODATION
- CLOSE TO CITY CENTRE
- CLOSE TO NOTTINGHAM HIGH SCHOOL

Summary

First and second floor accommodation in a late Victorian solid brick and slate, semi-detached, three-storey property comprising two spacious and independently accessed self-contained one bedroom flats. The properties require modernising throughout but offer a fantastic opportunity in one of Nottingham's most vibrant and 'up and coming' re-development areas. The properties are within walking distance of the NET Tramline, Nottingham High School, City Centre and University.

Nottingham
Propertyplus

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Access is gained to the front of the property via an open fronted storm porch. The communal front door leads through into an internal entrance corridor where stairs rise to first floor level. The property consist of the following accommodation.:

Ground floor level — Long lease with 92 years remaining with a ground rent of £10 per annum. £10,000 cap on recharges for external / communal area works (in the first 5 yrs)

First floor level — 727 sqft — A self-contained one bedroom flat consisting of a central corridor leading to a reception room with bay window overlooking the front aspect of the property, a spacious double bedroom, a kitchen and a bathroom.

Second floor level — 708 sqft — A self-contained one bedroom flat consisting of a central corridor leading to a reception room with

window overlooking the front aspect of the property, a spacious double bedroom, a kitchen and a bathroom.

Outside Areas

Pedestrian access to the front

Location

Located to the West of the Arboretum Park the properties are ideally positioned close to Nottingham High School, Nottingham Trent University and Nottingham City Centre and associated shops and restaurants are just 0.5 miles to the south. The properties are just a 5 minute walk from the NET Tram stop and also have fantastic road and public transport links to the wider City, ring road and M1 motorway. The Arboretum Area is now witnessing significant and quality re-development by local authority and private landlords.



The Council for themselves and for the vendors or lessors of this property give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

(ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them:

(iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatever in relation to this property.

VALUE ADDED TAX

Value added tax may apply to this transaction. All figures quoted exclusive of VAT. Applicants must satisfy themselves on the VAT position if necessary by seeking independent advice.

Information for prospective business tenants is available in other formats on request.



Planning Policy

Nottingham is an Article 4 direction area and the immediate vicinity of Forest Road West is designated as an area of Archaeological Constraint under the Local Plan. The properties are not listed but are within a conservation area. The effect of these various allocations is that the Planning Authority will be more strict in their consideration of any works or additions to be undertaken to the property, and use as a multi-let/bed sit accommodation will not be permitted (such uses will be restricted within the lease in any case – further explained below).

Tenure

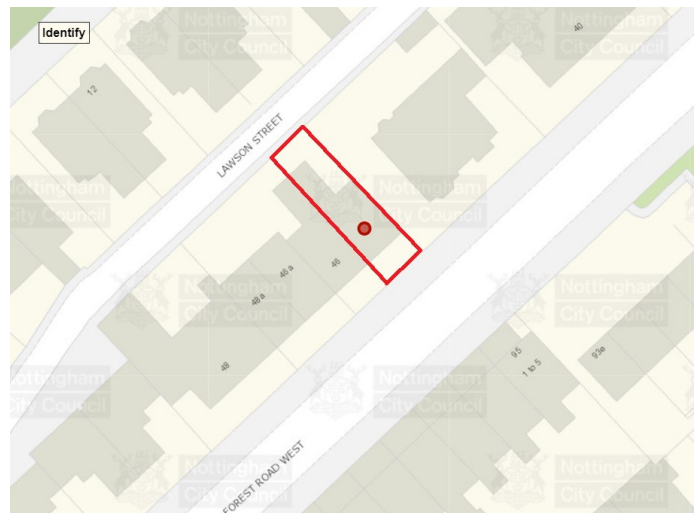
The properties are located within the Council's 'Multiple Occupation Restraint' area (also applied to other areas of the City) and are not to be redeveloped for student accommodation.

With a view to supporting the regeneration vision of balancing the tenure and occupier mix in the Arboretum Area to improve the quality and duration of occupation by households, a 999 year ('virtual freehold') interest will be sold which will also include the leasehold property on the ground floor. The lease will include a covenant limiting their use to **RESIDENTIAL USE ONLY** by single occupiers or persons living together, as a family, within the individual units. The Purchaser is to undertake the attached comprehensive scheme of works within 12 months of completion of the property transfer.

Viewing

Strictly by prior appointment with Nottingham City Council.

Viewing can be arranged by calling Tom Fisher 0115 8763008



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Price

Guide Price £125,000

Method of Sale

The site is to be sold by Informal Tender. Your offer and supporting information should be presented in the following format by;

12 noon on Monday 23rd August 2021

Offers should be made in writing for a fixed and specified sum and be marked "strictly private and confidential" - for the attention of "Mr Tom Fisher" quoting Ref: 44 Forest Road West, and sent to

property.offers@nottinghamcity.gov.uk

and must include the following information.

- Details of the proposed use and details of development proposals if any.
- Name and address of the purchaser, with a summary of track record
- Proof of funds available for the purchase and any proposed redevelopment
- Solicitors details

Note - The Council is not bound to

accept the highest or any offer.

COSTS

In addition to the purchase price an additional charge of 3% of the sale price will be charged on completion by the vendors as a contribution to the costs involved in the selling of the property.

PROPERTY PLUS DISCLAIMER

The Council for themselves give notice that:

(i) This brochure is set out as a general outline only for the guidance of the purchaser/leaseholder, and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.

(iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatsoever in relation to this property.

Information for prospective purchasers

The Council for themselves and for the vendors or lessors of this property give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

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