

FOR SALE

Nottingham
Propertyplus



Nottingham
City Council

John Carroll Leisure Centre, Radford, Nottingham NG7 3PS

www.nottinghampropertyplus.co.uk



FREEHOLD - Residential Development Opportunity
Planning Guidance for approx. 70 homes (STP)

Radford Residential Development site

Description

A level and well portioned development site of approximately 1.54 acres (0.62ha), situated in an established residential area of Nottingham City. The site has access from adopted highway to both the east and west. Previously developed with class E/F.2 user, on the west of the site remains an existing two story (predominately) 1980s brick-built leisure building with more recent extensions, and measuring approximately 2,160sqm (23,250sqft). To either side of the leisure building there are three surface level car parks accounting for approx. 50% of the site's overall footprint. Electric charging points installed in the western car park are not included in the sale.

Offered with planning guidance indicating residential redevelopment would be considered acceptable and giving indicative layouts for housing and apartment schemes of 26 – 70 dwellings respectively. Both schemes come with the opportunity to benefit the development further by utilisation of the stopped-up section of roadway along Denman Street Central immediately abutting the development (subject to obtaining statutory consents).

Below:

*The former John Carroll Leisure Centre building with
Denman Street Central to its left:*



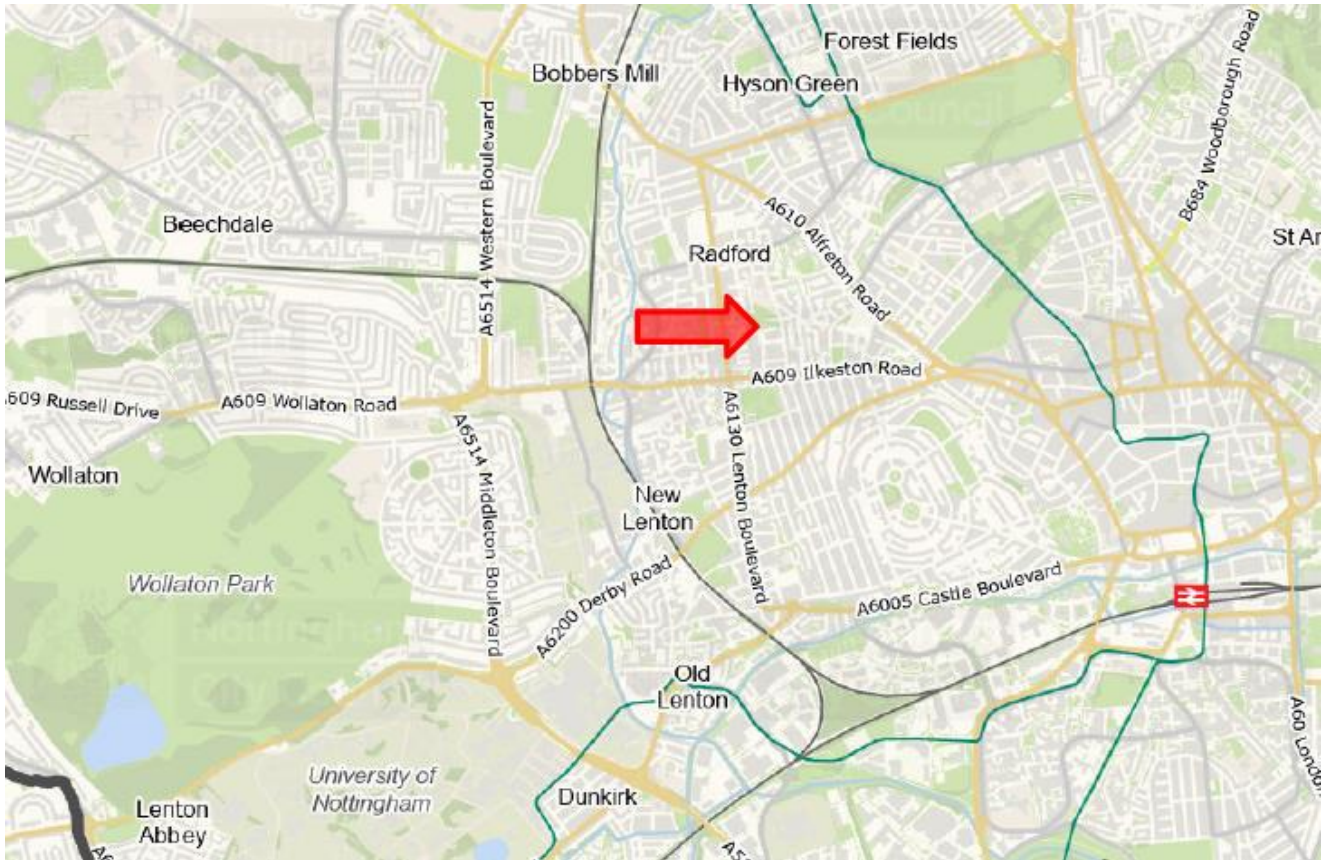
Site summary

- + Well-proportioned and relatively flat site with planning guidance for residential redevelopment
- + Measures approximately 1.54ac (0.62ha)
- + Situated within an established residential suburb of Nottingham, 1.25 miles to the north-west of Nottingham city centre
- + Good road and transport links

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Location

- + within an established residential suburb of Nottingham City
- + nearby a selection of schools and parks, including Wollaton Hall, park and golf course
- + circa 15 minute drive time to Nottingham city centre, including Victoria (shopping) Centre and Nottingham Trent University campus to the east
- + close by tram and bus stops with frequent services
- + within walking distance to retail outlets, supermarkets and many other local amenities
- + good access to University of Nottingham's Jubilee Campus to the west and The Queens Medical Centre to the South
- + within a circa 15 minute drive of main A roads such as A60 + A610, giving access to all areas of the city, and leading onto main motorway routes such as M1 to the east, A453 to the south and the A1 to the west.



Nottingham

Nottingham is centrally located and well-connected within the UK, and the perfect platform for commercial links into Europe. Nottingham's excellent commuter links extend to London, and beyond, with over 40 trains a day to London, the capital is an easy to reach with the fastest train taking around 1hr 30mins. With Eurostar connections direct from St Pancras, Nottingham is connected into the heart of Europe.

Improvements such as the A453 duelling, the facility improvements at Nottingham Station, and the Ring Road have dramatically improved connectivity, particularly from the M1 to the city centre and within the city itself.

In respect of public transport, the extensive tram network (serving the north, south and west of the city) enables congestion free movement by rail additional to Nottingham City Transport's multi award-winning bus network – the youngest and greenest fleet in the country.

Nottingham has many draws encouraging people to move to the area.

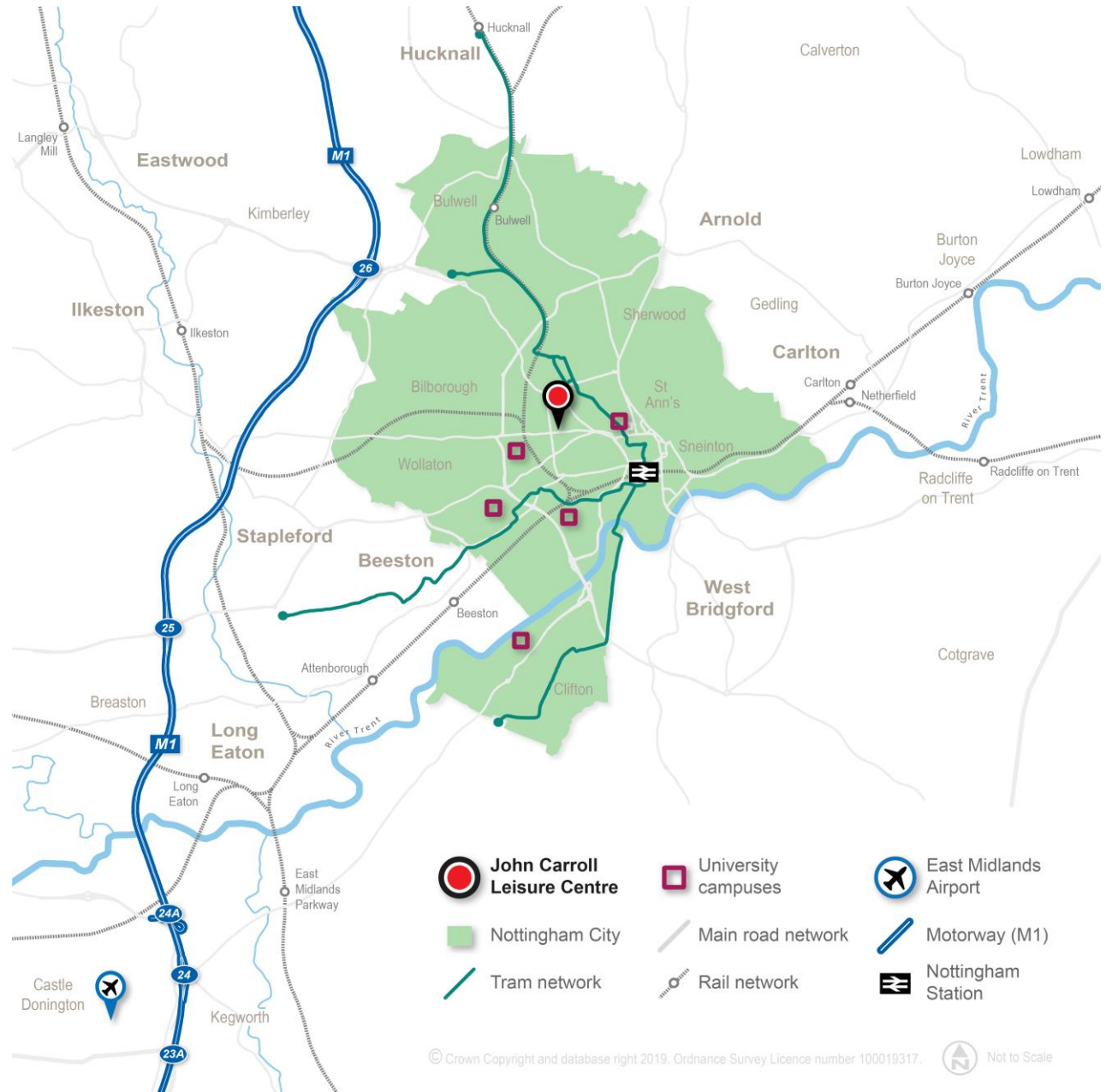
Work has begun to transform Nottingham into one of the world's best digitally connected cities, meaning its residents and businesses will be able to enjoy access to the fastest, most reliable connectivity available which will take Nottingham's connectivity and productivity to another level, giving the city great advantages for long term investors.

Nottingham has over 11,000 employers and an economy of £24.6 billion, cementing its position as the powerhouse of the East Midlands.

Over 2.1 million people live in Nottingham's Journey To Work Area (JTWA) of which 1.3m are of working age. This represents an excellent talent pool to support business growth.

Over 50 national and regional companies are headquartered here. Businesses that call Nottingham home include E.ON, Experian, Boots, Paul Smith, Vision Express, Speedo, Games Workshop and Capital One.

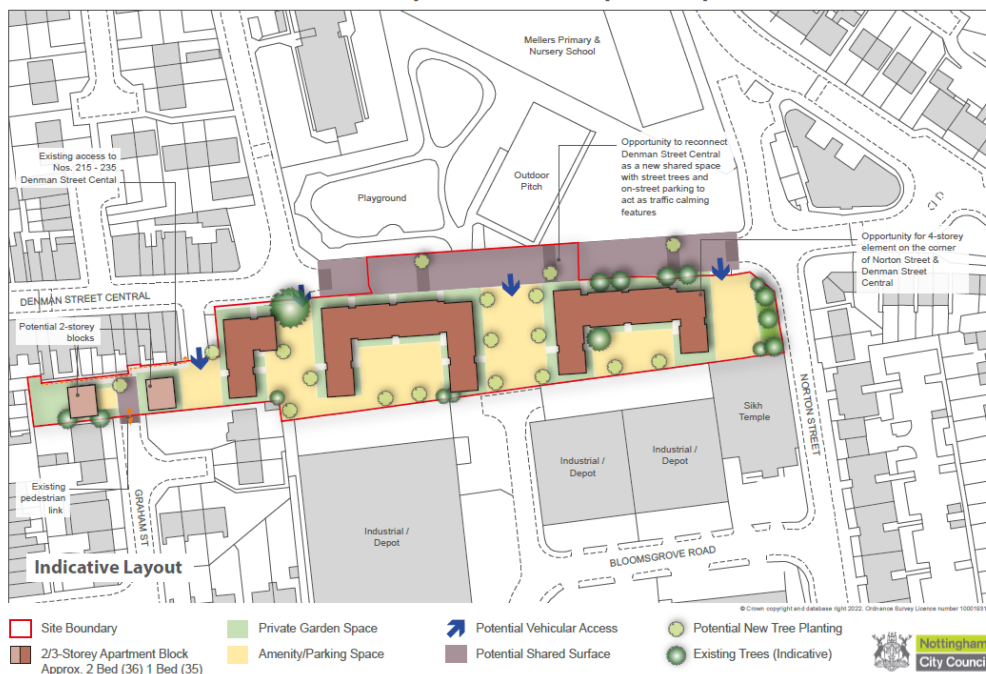
Nottingham has a history of breakthrough discoveries – Ibuprofen and the MRI scanner were invented here – and continues to be at the cutting edge of health innovation. Our strengths lie in medical devices, biotechnology and healthcare. Over 91,000 are employed in the Life Sciences sector in Nottingham. 60% of the jobs in Nottingham are in knowledge intensive industries.



Planning

Informal Planning Guidance received from Nottingham City Council as Local Planning Authority, dated 22nd July 2024, is available as a separate document – please see Rightmove listing or request a copy from Nottingham Property Plus.

John Carroll Leisure Centre - Draft Apartment Development Option



John Carroll Leisure Centre - Draft Housing Development Option



Should you have proposals outside of this policy position, please contact the planning officer to discuss the feasibility further (contact details on page 7).

Opportunity to reinstate roadside

A section of Denman Street Central, immediately abutting the development, has been subject to a Stopping up order. There is an opportunity to reinstate this through a Section 38 agreement or alternatively further extend the Stopping Order to exclude public pedestrian access subject to due process.

The Planning Authority are welcoming of further discussion on the road's potential use and how it may service the development and surrounding community. Possible use considerations are as a new shared space with street trees or as on-street parking to act as a traffic calming feature. Additional investigations may be needed, and developers should make their own enquiries with Traffic and Flood Risk Management (traffic.management@nottinghamcity.gov.uk).

Local plan considerations

Any development proposals will be determined in accordance with planning policies contained within the Local Plan for Nottingham City; this comprises the following two documents:

- + Local Plan Part 1 - Greater Nottingham Aligned Core Strategy
- + Local Plan Part 2 – Land and Planning Policies Document. *Note particularly Policy LS5, which relates to the loss of community facilities.*

See Informal Planning Guidance document for further information.



Development principles

This site forms part of a well-established residential suburb of Nottingham City and proposals will be expected to deliver primarily residential use, consisting of family housing and/or apartments. A high-quality design will be required that positively impacts the existing local street design, is aesthetically compatible with existing local build styles, and meets the need for good quality homes. Development should have regard to the relationship with the local park and MUGA opposite, plus the closed off roadway immediately abutting the development site (Denman Street Central).

Guidance suggests that there is opportunity for building up to four storeys on the corner of Denman Street Central and Norton Street, stepping down to three and two storeys towards the west.

Primary vehicular access should be via Denman Street Central with potential for secondary access from Graham Street.

The development should look to achieve a high standard of environmental sustainability. Electric car and cycling charging points, appropriate levels of cycle storage, E-Bikes, car clubs and other sustainable transport measures for the occupants of the development should be provided depending on the final composition of the scheme

See Informal Planning Guidance document for further information.

Planning information

Development Management matters are to be referred to:

Rob Percival

Area Planning Manager
Nottingham City Council

0115 876 4065

rob.percival@nottinghamcity.gov.uk



Early engagement with the planning team and pre-application discussions are strongly encouraged before an expression of interest is made.



VAT

The property is not opted to tax.



EPC

All EPCs are available from Rightmove or from Nottingham Property Plus.



Current User

E/F.2



Tenure

The property is being offered on a Freehold basis



Costs

In addition to the purchase price an additional charge of 2% of the sale price will be charged on completion by the vendors to cover the costs incurred in the selling of the property.



Viewing

To be held each **Wednesday morning, 9:30 am – 12:30 am, until the bid deadline of 12 noon on 6th September 2024.**

Viewings by appointment only

Please contact:

Nottingham Property Plus

0115 87 63000

property.plus@nottinghamcity.gov.uk



Method of sale

The property is to be sold by Informal Tender.
Your offer and supporting information should be presented in email only by;

 **12 noon on
Friday 6th September 2024**



Offers should be made in writing for a fixed and specified sum and be marked:

Strictly private and confidential
For the attention of: Emma Wilcock
Ref: John Carroll Leisure Centre

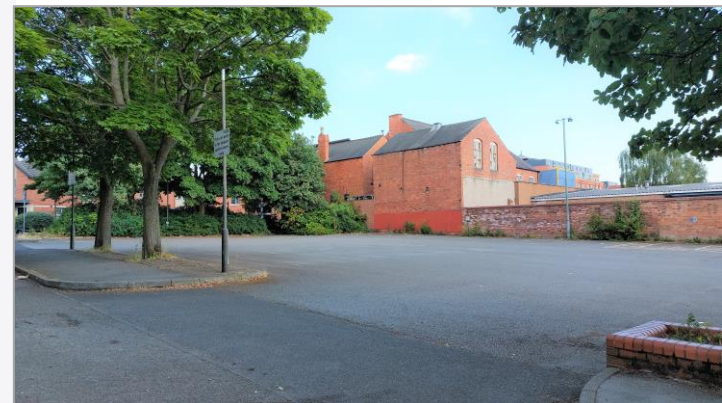
Offers must be received by email only at:
property.offers@nottinghamcity.gov.uk

Offers must include the following information

Offers should not relate to any other offer and should include:

- + Details of development proposals including indicative drawings and plans (Sketch elevations and massing)
- + Name and Address of the purchaser, and any partner, with a summary of track record in development of the nature proposed
- + Where the offer is from a developer, provide the name of the developer.
- + Proof of funds available for the purchase and any proposed development
- + Any conditions relating to the offer.
Note, acceptance of a conditional offer will be subject to the payment of a deposit on exchange of contracts
- + Proposed time scales in respect of submission of planning, commencement and completion of development – which will be incorporated in the contract (with a buy back clause for none performance)
- + Solicitors details
- + Any other information you wish to provide in support of your offer

Note: The Council is not bound to accept the highest or any offer.



Prices

**Offers in excess of
£1,300,000**

Conditional or unconditional offers are invited.

Nottingham Property Plus Disclaimer

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

- + The particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
- + 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 should not rely on them as statements or by inspection or otherwise as to the correctness of them.
- + No person in the employment of the Council has any authority to make or give any representation, or warranty whatsoever in relation to this property.
- + General information provided about the property's location and Nottingham has been taken from published documents and refers on occasion to future proposals and aspirations which may change.



Information for prospective purchasers is available in other formats on request.

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