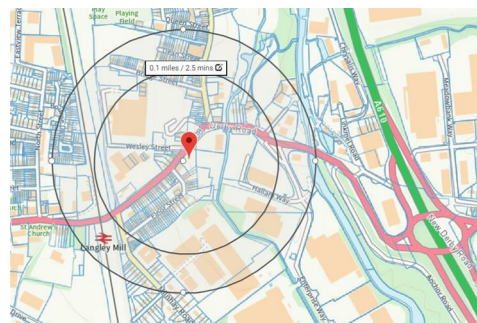




188 Station Road, Nottingham, NG16 4AE

Offers In The Region Of £500,000

Marble Property, Land & Development Services are delighted to bring to the market this amazing development opportunity, not to be overlooked!

Full Description

The site area measures 0.3 acres and is currently being used as a car wash and car sales forecourt. (Further details of the lease agreements are available upon request).

Planning is granted for the development of 14 x 2bed apartments with 21 secure parking spaces and amenity area (AVA/2007/1165). A land contamination study has already been undertaken. The scheme includes level thresholds at ground floor, making the ground floor units fully accessible to disabled persons. The total proposed floor space, including common areas is 915 sq meters / 9850 sq feet.

Planning is also granted for a change of use from a car wash to permit a mixed-use for both washing & valeting of cars and the sale of motor cars (AVA/2020/0861).

The site is potentially suitable for other uses subject to gaining relevant planning permission including a care home, hotel, retail, or assisted living.

Location

The site is located within easy walking distance of Heanor Town Centre, Langley Mill Station and the main shopping area. The nearby A610 by pass, brings the M1, Nottingham city centre and the Peak District within easy reach. There are a number of cafes, shops, and several bus links to neighbouring towns and Giltbrook Shopping Park, surrounding the site.

Legal Costs

Each party will be responsible for their own legal costs.

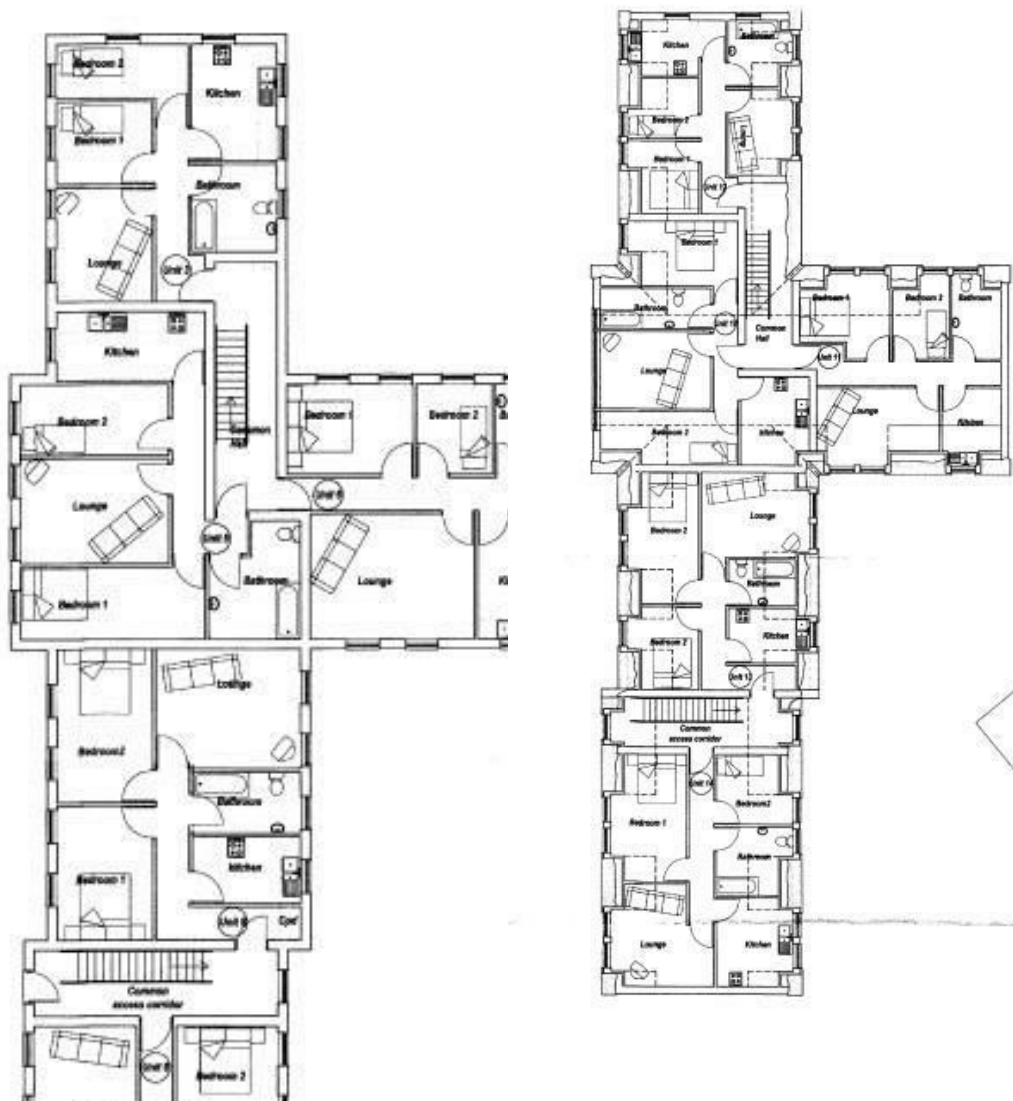
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Floor Plan

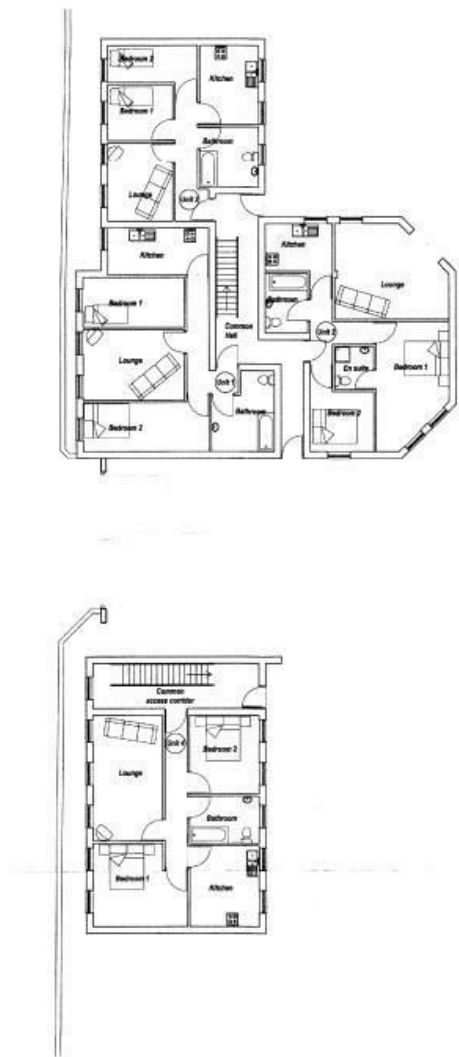


1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

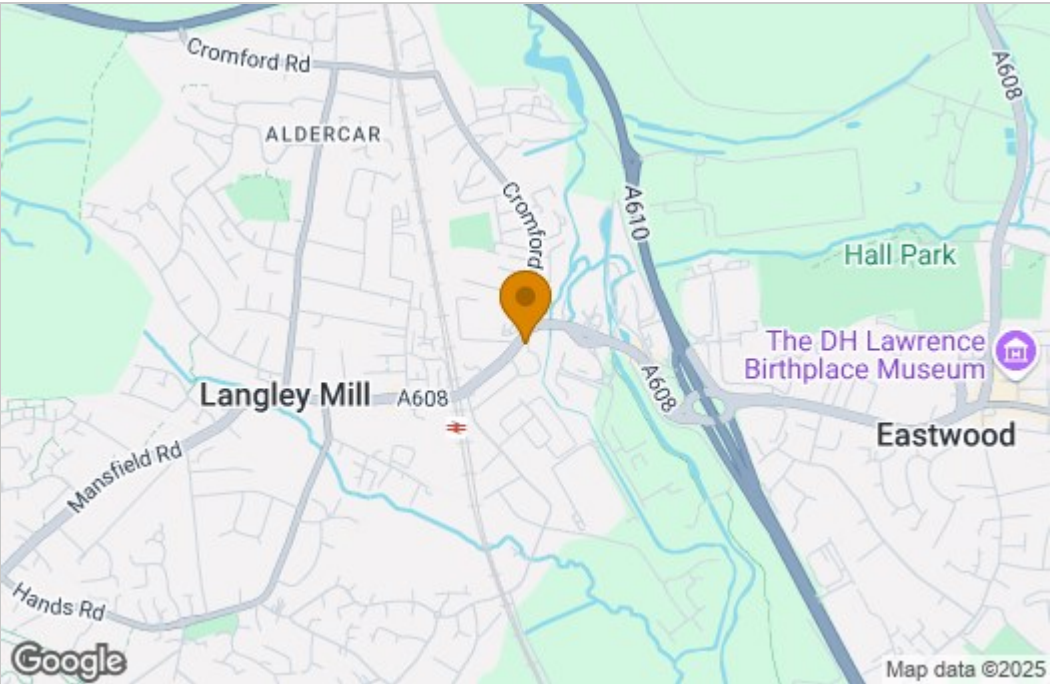
Floor Plan



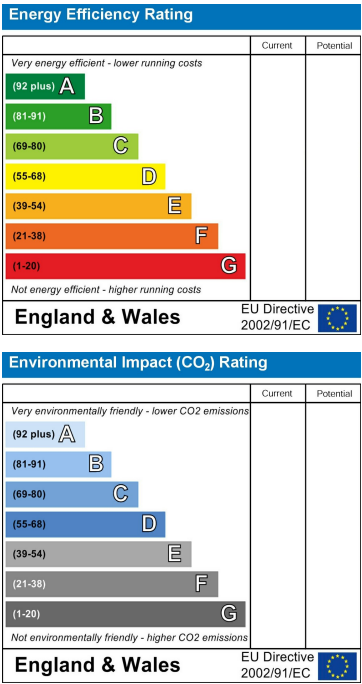
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.