



**Land & Derelict Building Main Street,  
Lowdham, Nottingham, NG14 7AB**

**Guide Price £80,000 - £100,000**

**Tel: 01636 611811**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Land & Derelict Building
- Potential As Small Workshop Or Office
- Potential Lowdham Local Centre Location
- 0.05 Ha (0.124 Acre)
- Currently Occupied For Car Parking
- Potential Extension To Neighbouring Use
- Public Highway Access

Land extending to 500 sq. m (1.24 Acre), together with a derelict brick and tile former slaughterhouse, and an area currently occupied for car parking. The property is offered freehold with vacant possession. The existing building if structurally capable may be suitable as a small workshop or office, subject to Planning Permission. The land may have potential as an extension to neighbouring use. The site is within the defined Lowdham Local Centre Boundary.

Lowdham has a vibrant community with an excellent range of amenities, including grocery shops, takeaways, GP surgery, pharmacy, post office, hair salons, library, filling station, cafe and a number of pubs. There are good transport links including direct trains to Nottingham, Newark, Lincoln and Derby.

### TOWN & COUNTRY PLANNING

The site is within the village envelope of Lowdham, identified in the Core Strategy Plan as a principal village. A significant extent of the site is within Flood Zone 2 as flood risk and a planning constraint.

The site is most likely to offer scope for:

- \* Change of use/conversion of the existing building to a low key use such as a little workshop or office.
- \* Use for built development or car parking in connection with a neighbouring use.
- \* Use for small scale retail or a related service in the form of built development that adds to the role and diversity of Lowdham as a local centre.
- \* Affordable housing subject to local needs identified in a Parish Housing Needs Assessment.

### OVERAGE AGREEMENT

Purchaser shall enter into an Overage Agreement and in the event of residential development commencing there shall be a payment of 33.33% of the difference in the existing use value of the land and the land for residential development. The overage agreement will be for a term of 25 years.

### SERVICES

There are no mains services connected to the site.

### TENURE

The tenure is freehold.

### POSSESSION

Vacant possession will be given on completion.

### VIEWING

Strictly by appointment with the selling agents.

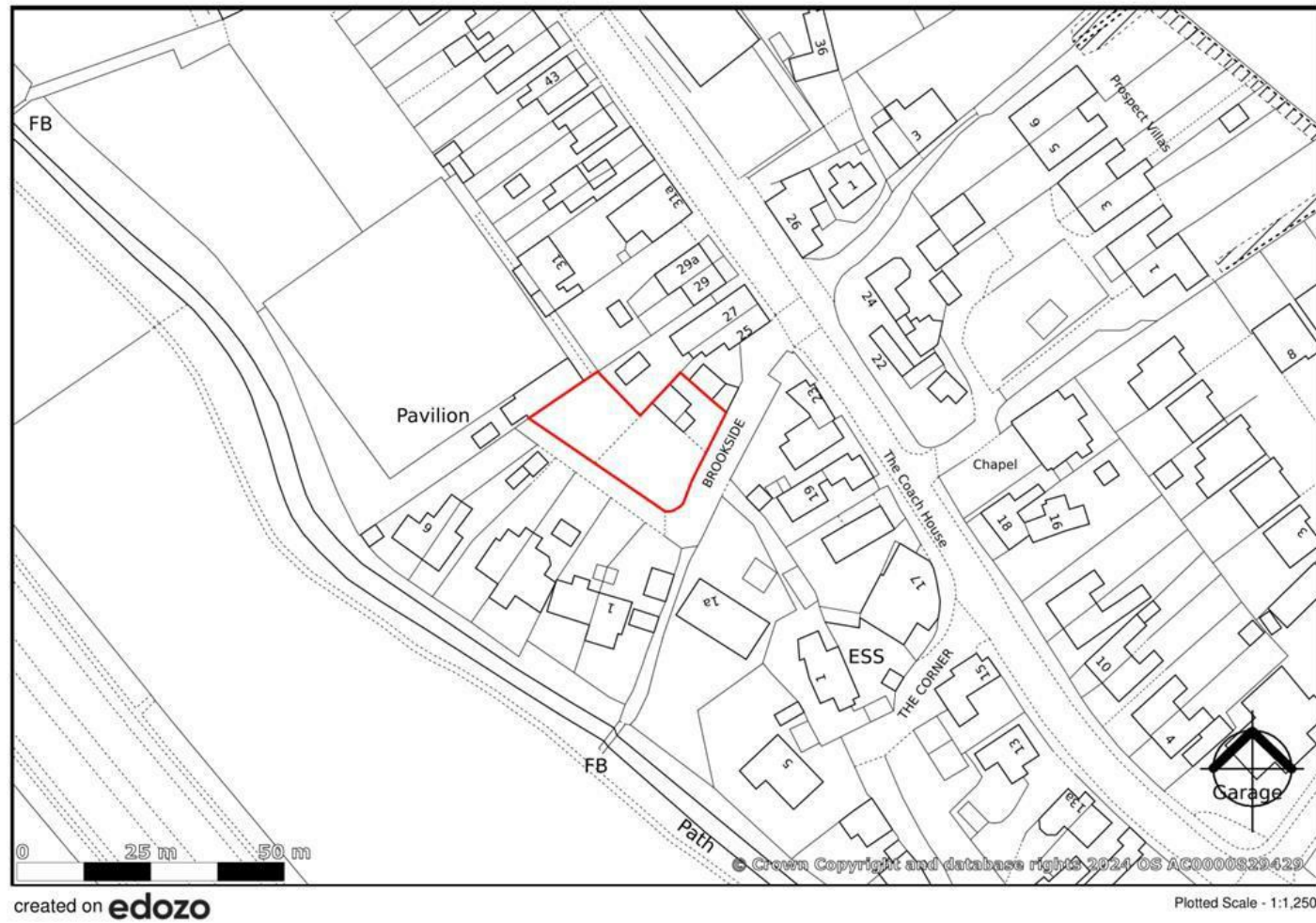
Please note the existing building is structurally unsound and viewing should not take place unaccompanied.



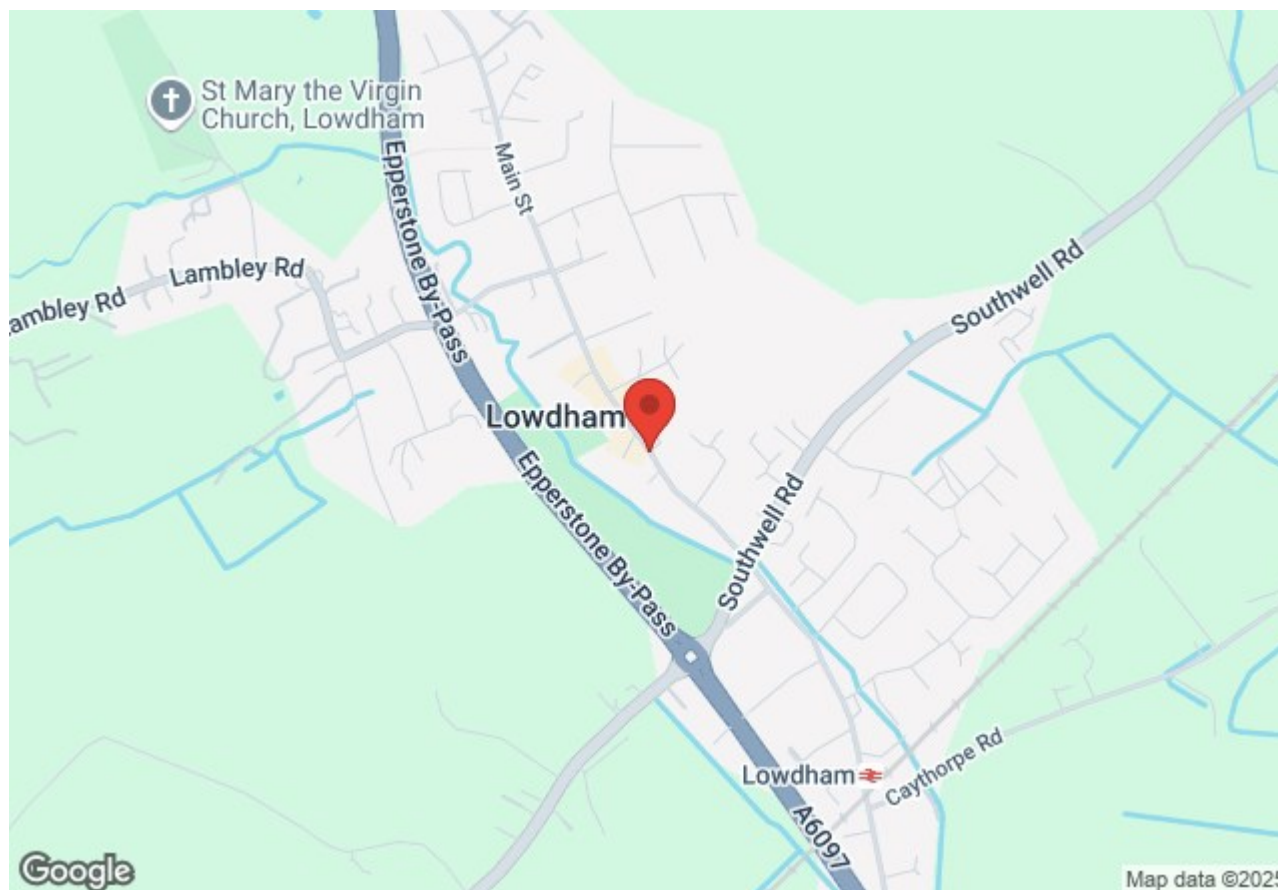




Land & Derelict Building, Brookside, Lowdham, Nottingham, NG14 7AB



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



*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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



**RICS**



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