



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

Guide Price £80,000 - £100,000

Tel: 01636 611 811

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

- ***Guide Price £80,000-£100,000***
- 0.05 Ha (0.124 Acre)
- Potential As Small Workshop Or Office
- Potential Lowdham Local Centre Location
- Land & Derelict Building
- 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.

SERVICES

There are no mains services connected to the site.

TENURE

The tenure is freehold.

POSSESSION

Vacant possession will be given on completion.

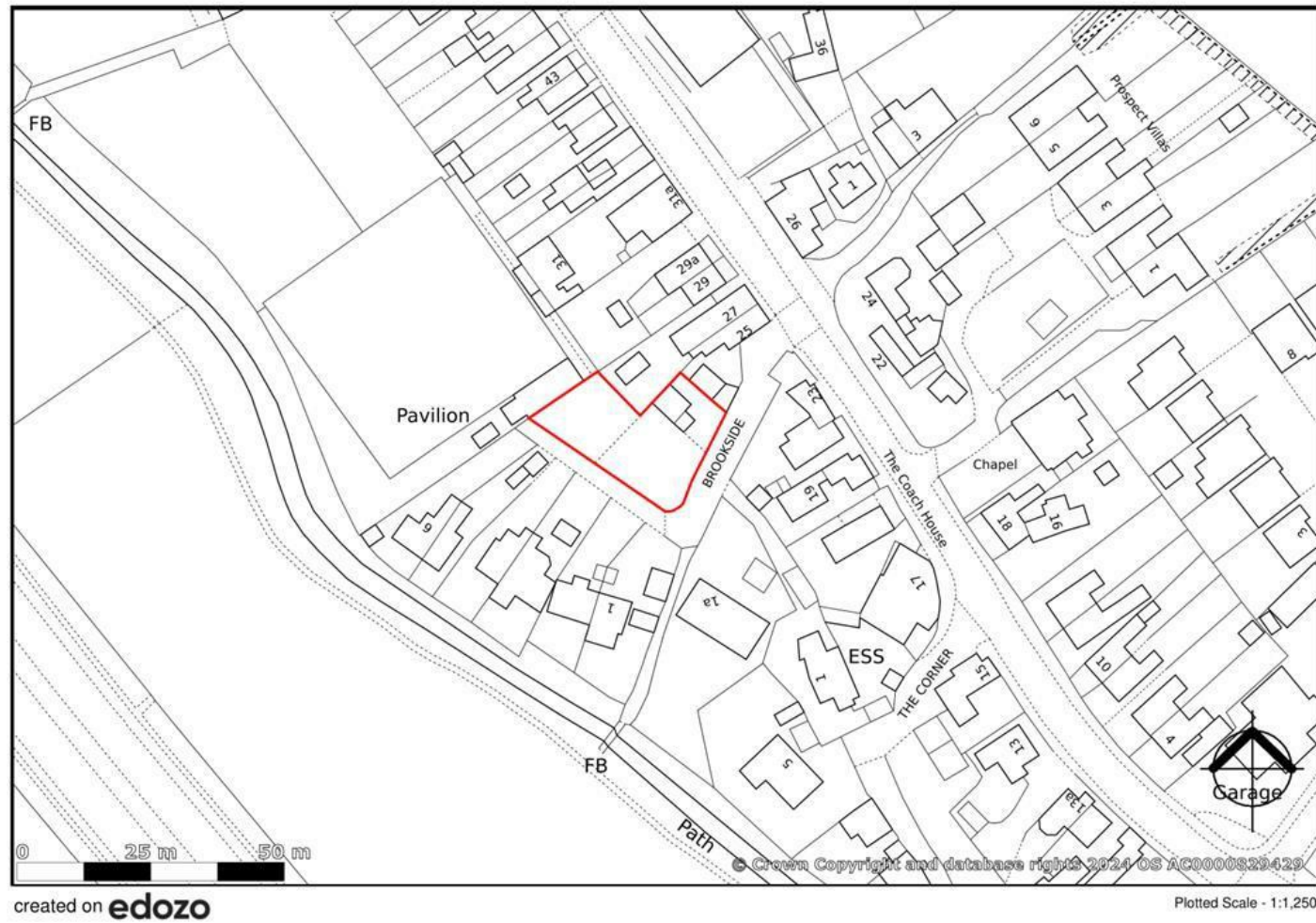
VIEWING

Strictly by appointment with the selling agents.

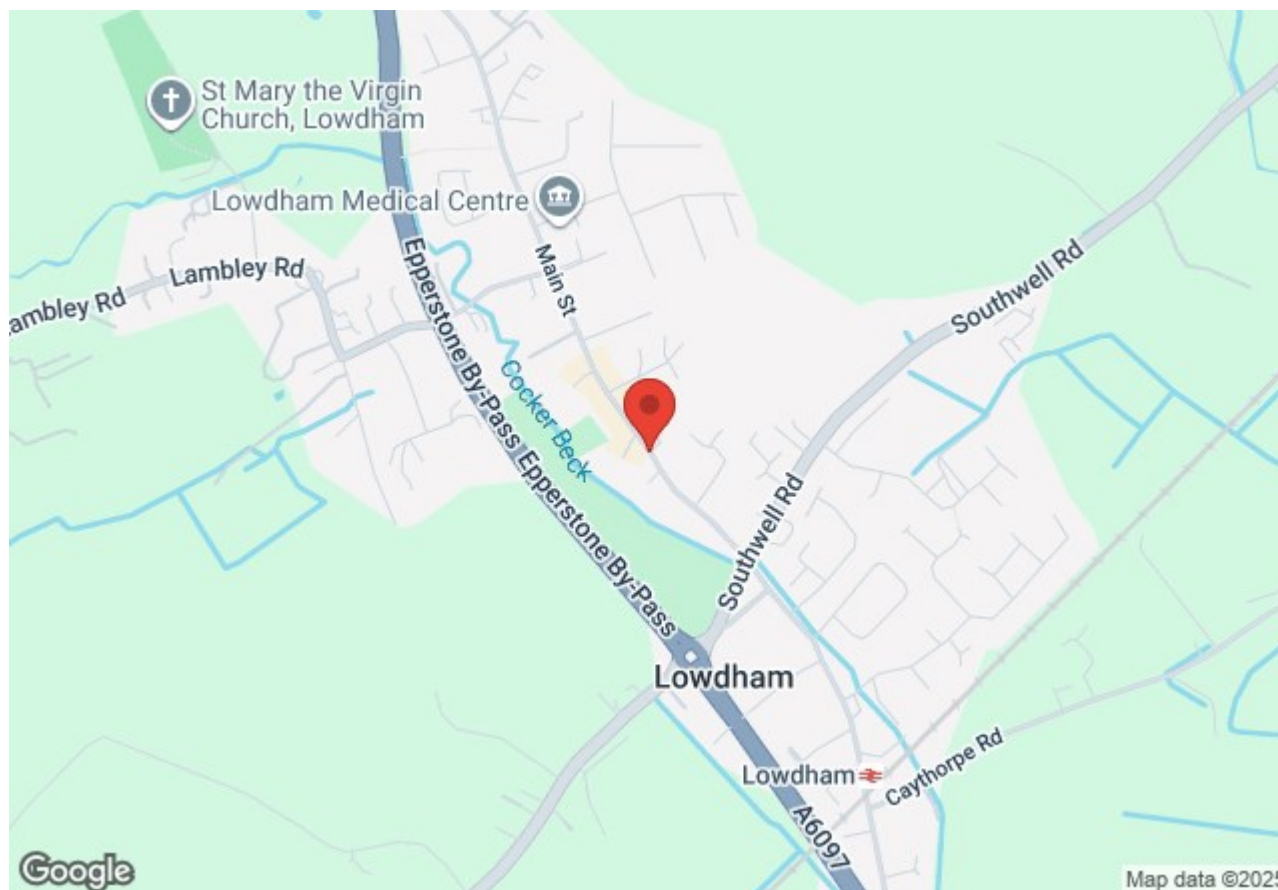
Please note the existing building is structurally unsound and viewing should not take place unaccompanied.



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



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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