



Garages Derwent Crescent, Arnold, NG5 6TF  
Price Guide £650,000



**POTENTIAL DEVELOPMENT OPPORTUNITY!!** (subject to planning). Great location on the outskirts of Arnold and just a short drive from open countryside. Mapperley's thriving shopping area is only about half a mile away.

### Overview

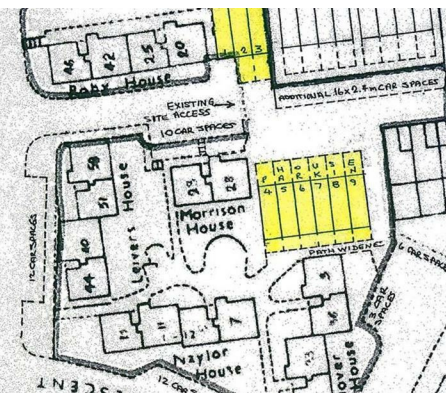
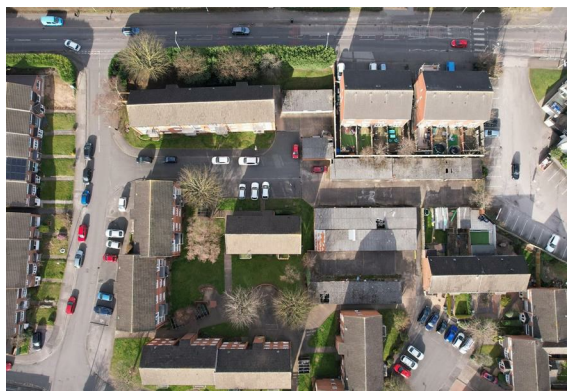
In 2017, a pre-planning application was submitted to Gedling Borough Council for the proposed redevelopment of the current site consisting of approximately 40 garages for demolition and the construction of 9 freehold townhouses. In September 2017, Gedling Borough Council confirmed that there would be no objection in principle to the residential redevelopment of the site and would therefore be considered favorably by the Borough Council.

In accordance with the Affordable Housing SPD (adopted 2009), the site may be expected to provide a potential infrastructure and affordable homes contribution. Potential buyers are advised to make their own enquiries regarding Section 106 contributions and affordable housing.

The proposed site plan gives an example of the potential development layout.

### Important Notice

1. We believe these particulars, including the text, photographs and floorplans to be accurate.





They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.

2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.

3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.

4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.

5. Third-party referral arrangements – with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).



**Please contact our Marriotts Office on 0115 953 6644 if you wish to arrange a viewing appointment for this property or require further information.**

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