

DEVELOPMENT LAND FOR SALE

BID DATE – 19<sup>TH</sup> January 2024



- Situated on the Southern-Eastern fringes of Clifton approximately 5 miles south west of Nottingham City Centre
- c ½ a mile from the well regarded village of Ruddington
- c. 31.9 acre former school and day centre

- Served by a range of retail and leisure amenities
- Access to a range of retail and leisure facilities
- Excellent road and public transport connections
- Adjacent to open countryside and Fairham Brook Nature Reserve



All enquiries



**Craig Straw**  
E: [cstraw@innes-england.com](mailto:cstraw@innes-england.com)  
M: 07967 680964

**0115 924 3243**  
**[www.innes-england.com](http://www.innes-england.com)**

### Location

The site is situated on the south eastern fringes of Clifton in close proximity to the well-regarded village of Ruddington which lies approximately ½ mile to the east.

Clifton is located approximately 5 miles south west of Nottingham City Centre and incorporates a broad range of retail and leisure amenities including a number of supermarkets, a leisure centre, library and a modern medical centre together with primary and secondary schools. The award-winning Nottingham Trent University's Clifton campus is situated on the northern outskirts.

Clifton benefits from excellent public transport links being served by both regular bus services as well as Nottingham's Rapid Light Transport System (the Tram) which incorporates the Holy Trinity Tram Stop approximately 10 minutes walk from the site and a park & ride facility situated approximately ¾ mile west of the subject site.

Clifton also benefits from excellent road communications being served by the A453 a main arterial route which links Junction 24 of the M1 Motorway and Nottingham City Centre which are situated approximately 6 and 5 miles away respectively.

### Description

The property comprises a self-contained site of c.31.9 acres (12.9 hectares) which is situated adjacent to Summerwood Lane at it's junction with Farnborough Road. The Fairham Brook Nature Reserve is situated along the eastern boundary which is also transected by overhead powerlines.

The former school and day centre buildings which were located on the northern half of the site, have been demolished down to floor slab level. The southern half of the site comprises former playing fields.

### Town and Country Planning

c.18.5 acres (7.5 hectares) of the site are allocated in the adopted Nottingham City Council local as being suitable for residential development (predominantly family housing) within an indicative maximum 210 residential units together with community uses and scope for employment.

### Local Planning Authority

Nottingham City Council  
Loxley House  
Station Street  
Nottingham NG2 3NG

Case officer: Rob Percival  
Email: [Rob.Percival@nottinghamcity.gov.uk](mailto:Rob.Percival@nottinghamcity.gov.uk)

### Tenure

The property is available with vacant possession save for an existing sub station lease.

### Online Information Pack

An information pack including the following is available online via the agents

- Local Plan
- Legal Title including Public Footpath information
- Highways
- Tree Preservation Orders
- Drainage Strategy
- Ecology
- Flood Risk Assessment
- Topographical Survey

Access to the database is password protected and available from the agents.

### Offers

Offers are invited on a conditional or unconditional basis for the entire site by 5pm on 19<sup>th</sup> January 2024, in accordance with the Best Bids letter contained within the Online Information Pack.

### Viewing

Further information and to arrange a viewing please contact the sole selling agents:

Innes England  
2 The Triangle  
Enterprise Way  
Ng2 Business Park  
Nottingham NG2 1AE

Craig Straw  
Mob: 07967 680964  
Email: [cstraw@innes-england.com](mailto:cstraw@innes-england.com)

**Please note: when inspecting the site please remain outside of the fence line identifying the location of deep excavations. Further detail in the south western corner of the site. Further details available from the agent.**

### Our Anti-Money Laundering Policy

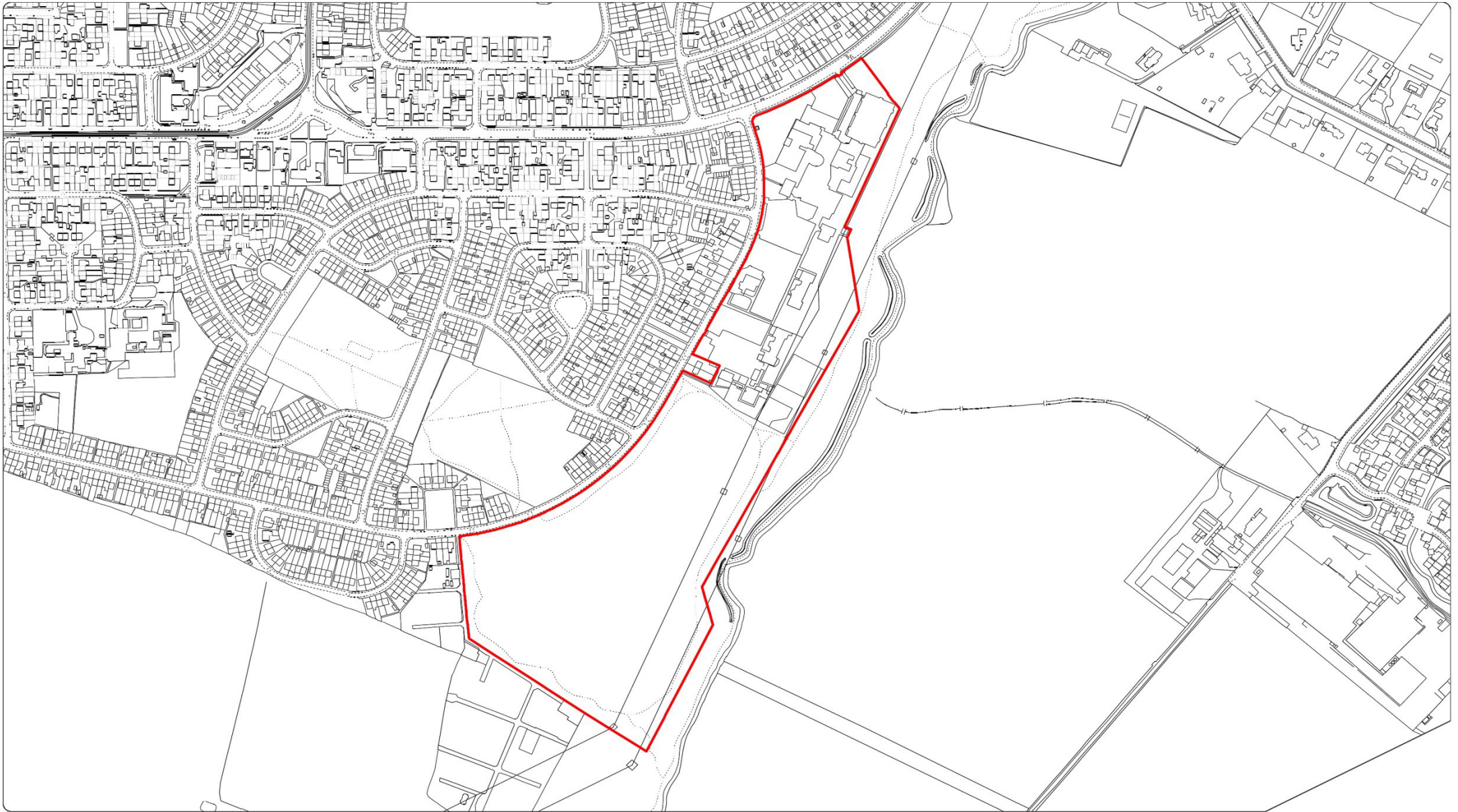
In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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Modern Local Amenities



Adjacent Nature Reserve



Nearby Retail Facilities



Excellent Transport Links



This plan is published for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643

Sat Nav: NG11 9DR

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