

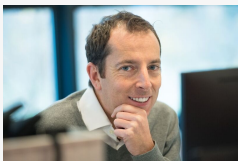


**450-452 Nottingham Road, Basford, Nottingham, Nottinghamshire NG6 0FU**

## **Residential Development Site**

- ▶ **Site area: 0.51 acres (0.21 ha)**
- ▶ **Consented development opportunity**
- ▶ **Potential to increase by a further 14 units**
- ▶ **Close to Nottingham City Centre**

For enquiries and viewings please contact:



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[sosborne@innes-england.com](mailto:sosborne@innes-england.com)

### Location

The site at the intersection of Nottingham Road and Lincoln Street in the popular residential area of Basford. Basford is an area lying approximately 2.5 miles North-West of Nottingham City Centre and 500m from Western Boulevard (Nottingham's ring-road).

The site is well located for the Hospitals / local amenities and for easy access to the NET tram stop approximately 400m to the North, the tram provides fast convenient access to Nottingham City Centre.

### Description

The site is approximately 0.51 acres and currently comprises an array of commercial buildings and a detached dwelling. Fronting Nottingham Road is a three storey building, formerly a bank, but more latterly used for Residential purposes. In addition, there is a detached dwelling and access to a workshop to the rear. Access to additional accommodation is from Lincoln Street.

### Accommodation

	Hectares	Acres
<b>Total</b>	0.21	0.51

### Planning

The site has full and planning permission for residential development with an element of retail / commercial at ground floor. The full planning application may be viewed on Nottingham City Council website (reference: 18/01382/PFUL3). The agents understand that there are no s.106 provisions and understand that planning permission has been implemented.

In addition the Vendor has drawn plans to enhance the development by the creation of an additional 14 apartments.

### Tenure

The site is held freehold.

Please note that the property is currently generating an income of £54,000 per annum with all tenancies Outside the Landlord and Tenant Act 1954. Details available upon request.

### Price

Offers sought in-excess of £1,250,000

### VAT

All sums quoted are exclusive of VAT if applicable.

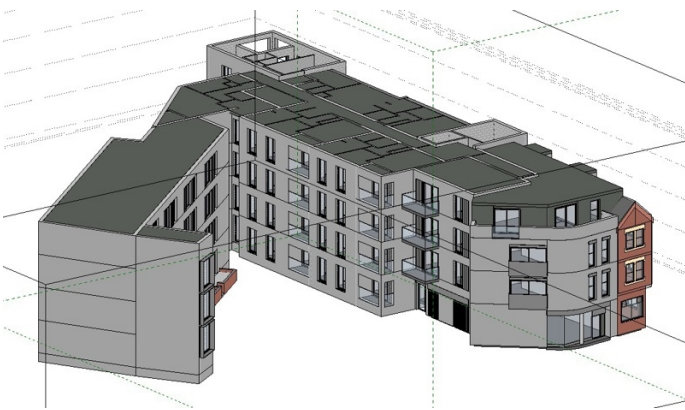
### Legal Costs

Each party to cover their own legal and professional fees incurred in the transaction.

### Our Anti-Money Laundering Policy

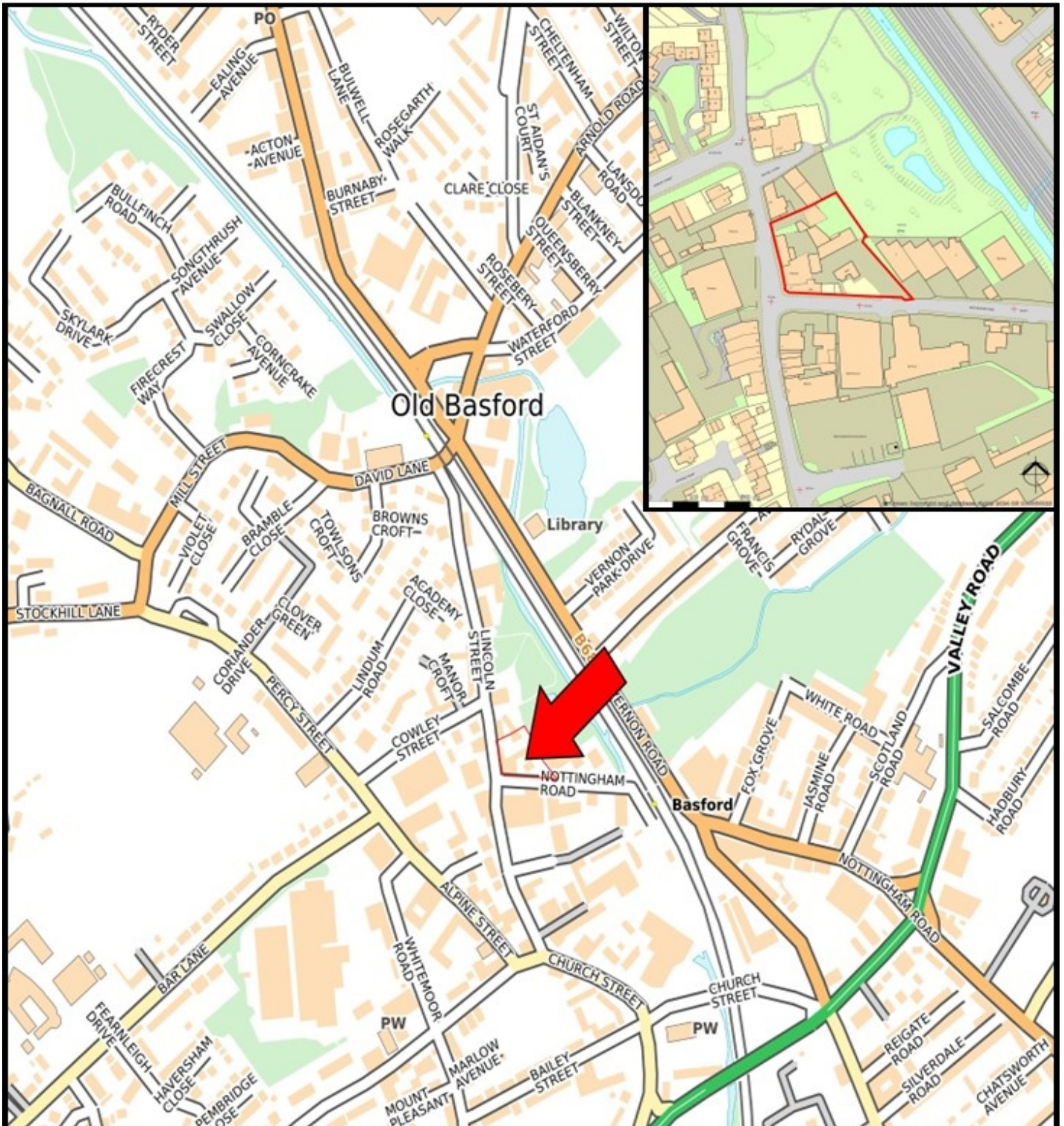
In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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