

108 Radcliffe Road, West Bridgford, Nottingham NG2 5HG

Buy!

Residential Investment / Redevelopment Opportunity

165 sq m (1,776 sq ft)

- Eight bedroomed HMO (fully let until July 2026)
- The property is also suitable for conversion back to a residential dwelling
- Lapsed planning consent for redevelopment of the rear garages/coach house
- Located in the affluent Nottingham suburb of West Bridgford

£495,000 Freehold



Location

The property is located on Radcliffe Road, within the affluent suburb of West Bridgford, less than two miles south of Nottingham city centre.

The property is a short walk from West Bridgford's town centre and its location sits adjacent to good public transport links.

The Property

The property comprises a semi-detached residential dwelling which is currently provides an eight bedroomed licenced House in Multiple Occupation (HMO) set over three storeys.

The property is currently let until July 2026 with a gross annual income of £36,036.

The property is also suitable for conversion back to a residential dwelling.

The main house is currently configured to comprises the following specification:-

- Seven bedrooms
- Two bath / shower rooms
- Kitchen
- Lounge (this can be converted to provide the eighth bedroom)
- Fire / emergency lighting systems

Externally, the property provides off street parking for approximately four vehicles.

There is also a double garage to the rear which has a lapsed planning consent for residential conversion.

Accommodation

| | SQ M | SQ FT |
|-----------------------------|--------------|--------------|
| Main House: | 165 | 1,776 |
| Rear Garages / Coach House: | 84.3 | 908 |
| TOTAL: | 249.3 | 2,684 |

Tenure

The property is available to purchase freehold with vacant possession (if required).

Planning

108 Radcliffe Road has a House in Multiple Occupation licence for 8 persons which is valid until 12 December 2027.

There is a lapsed planning consent for the conversion and extension of the existing garages / coach house building to create 1 x 2 bed flats, and 1 x 1 bed flat, which was granted on 8 October 2019. Further information can be viewed on Rushcliffe Borough Council's planning portal under **Ref:- 19/01953/FUL**.

Additionally, there is a lapsed conditional planning consent for the change of use of the 8 bed HMO to a 3 x self-contained flats with new dormer windows in front and rear roof slopes, which was conditionally granted on the 27 April 2016. Further information can be viewed on Rushcliffe Borough Council's planning portal under **Ref:- 16/00188/FUL**.

Council Tax

Band D.

VAT

VAT is not applicable to the purchase price.

EPC

E-40

Viewings

Viewings are strictly by appointment only with the sole selling agents, heb Chartered Surveyors.

Anti-Money Laundering

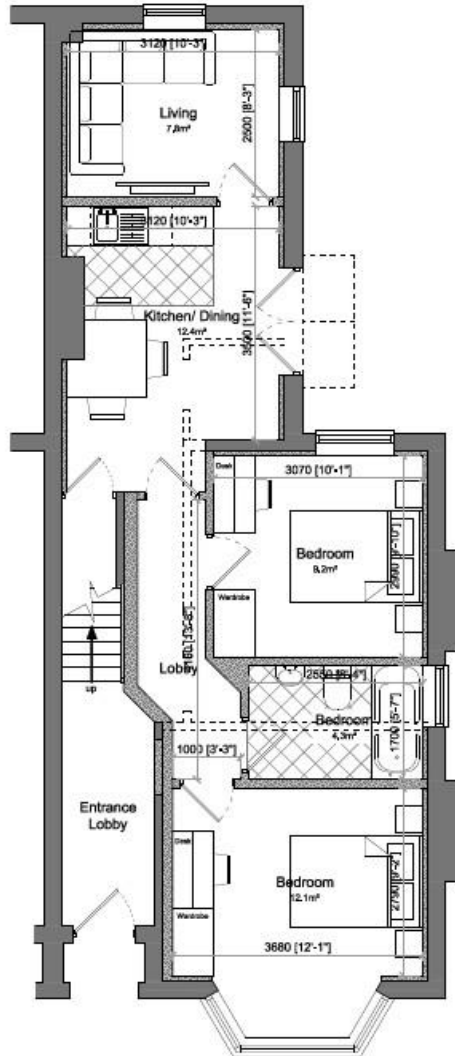
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Price

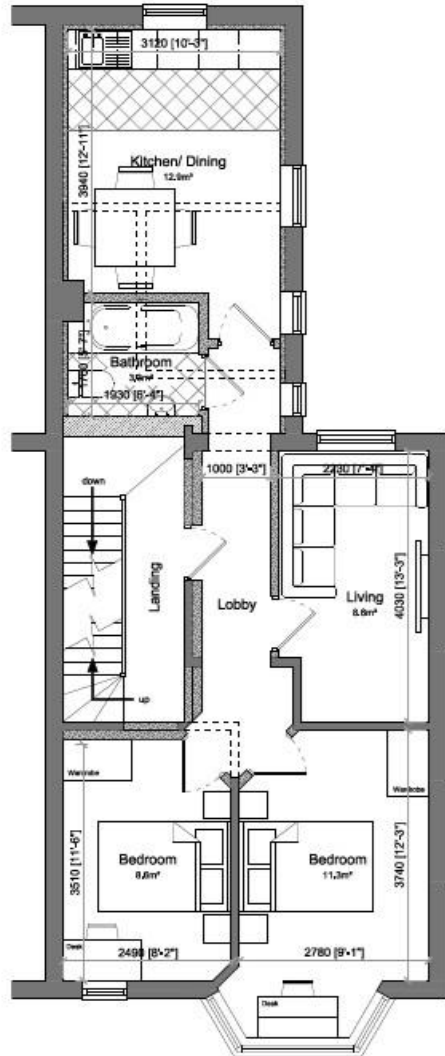
£495,000 Freehold



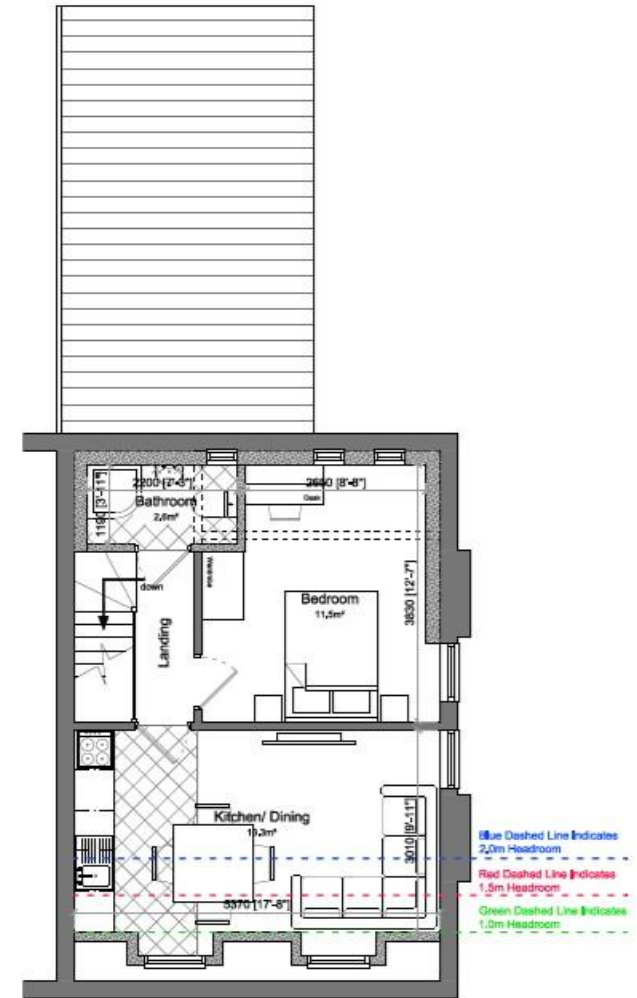
PROPOSED CONVERSION OF EXISTING 8 BED HMO INTO 3 X SELF CONTAINED FLATS WITH NEW DORMER WINDOWS



Proposed Ground Floor Plan

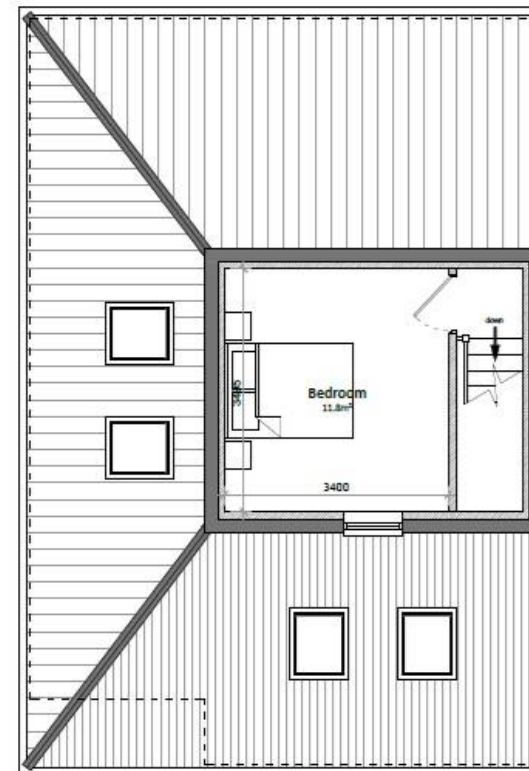
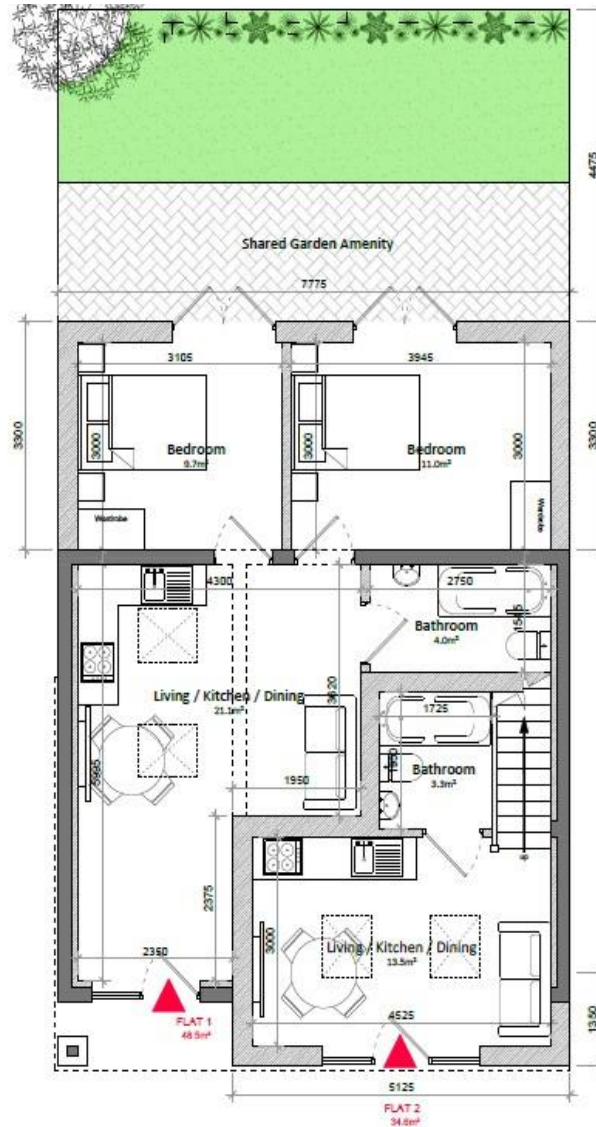
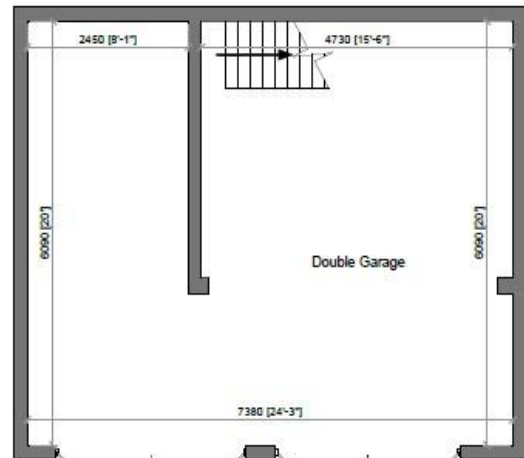
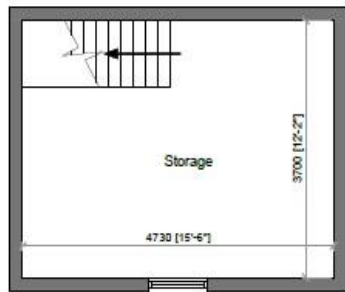


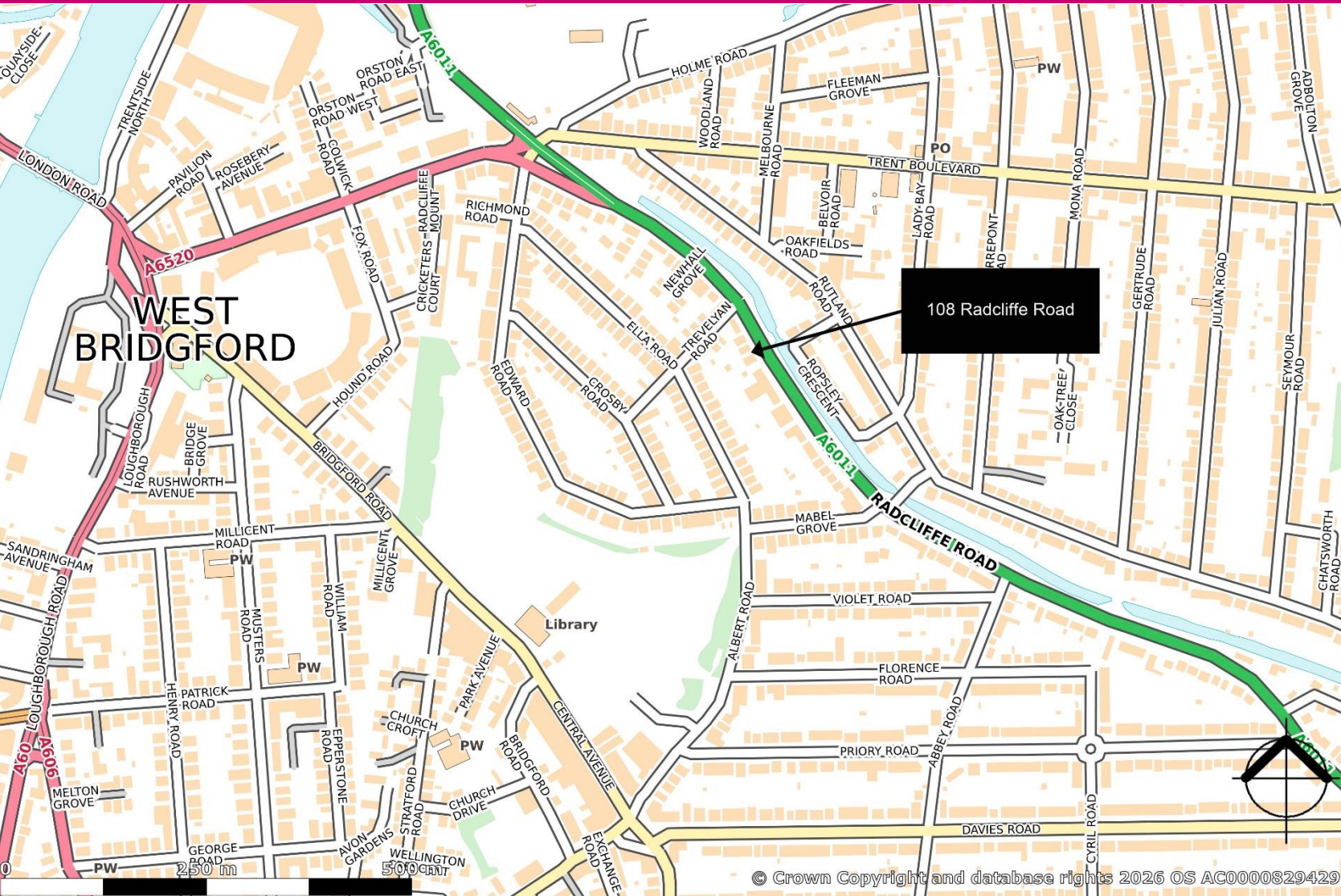
Proposed First Floor Plan



Proposed Second Floor Plan

PROPOSED EXTENSION AND CONVERSION OF EXISTING REAR GARAGE/COACH HOUSE INTO 1 X 1 BED AND 1 X 2 BED SELF CONTAINED FLATS





For further information or
to arrange a viewing
please contact:-

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