

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)
- Lapsed planning consent for redevelopment of the rear garages/coach house
- Located in the affluent Nottingham suburb of West Bridgford

**£525,000 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 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
<b>TOTAL:</b>	<b>249.3</b>	<b>2,684</b>

## 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

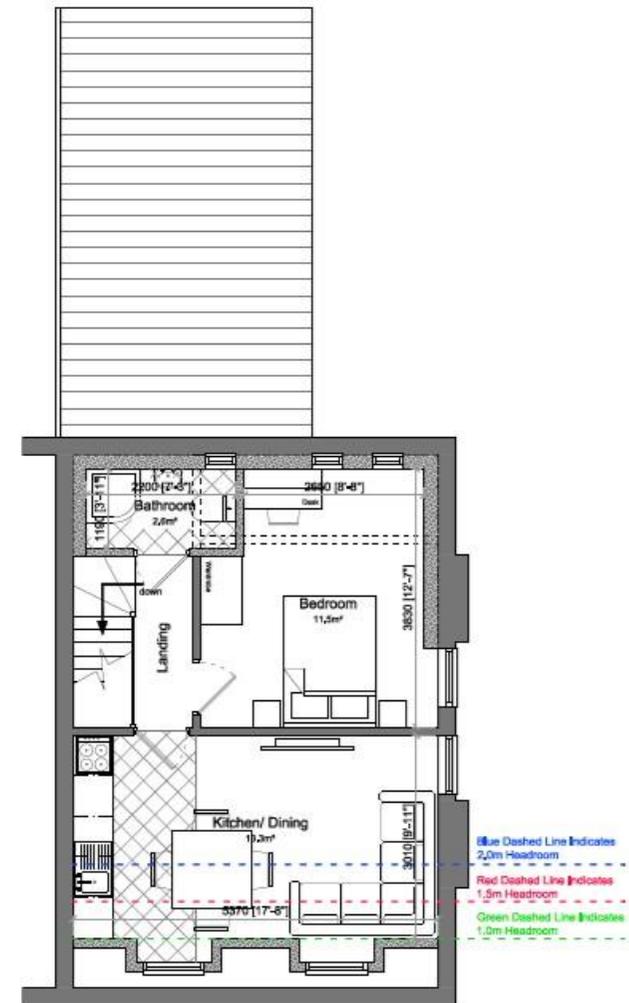
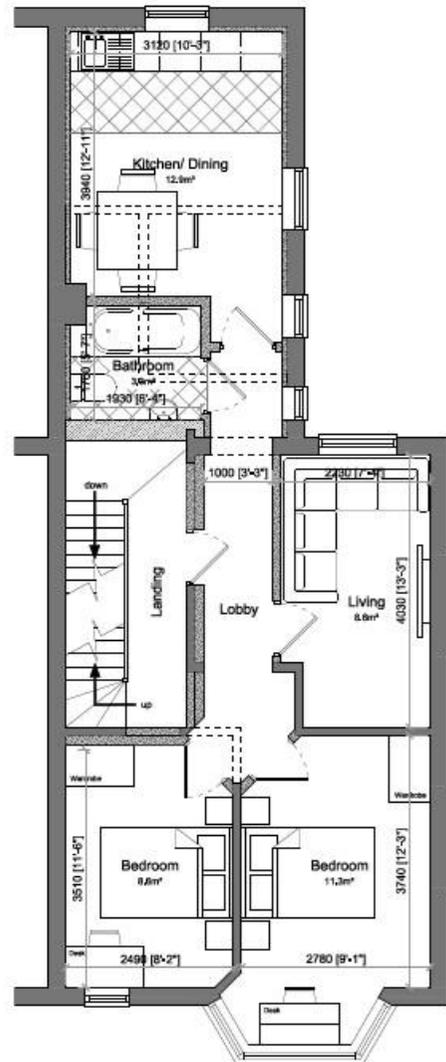
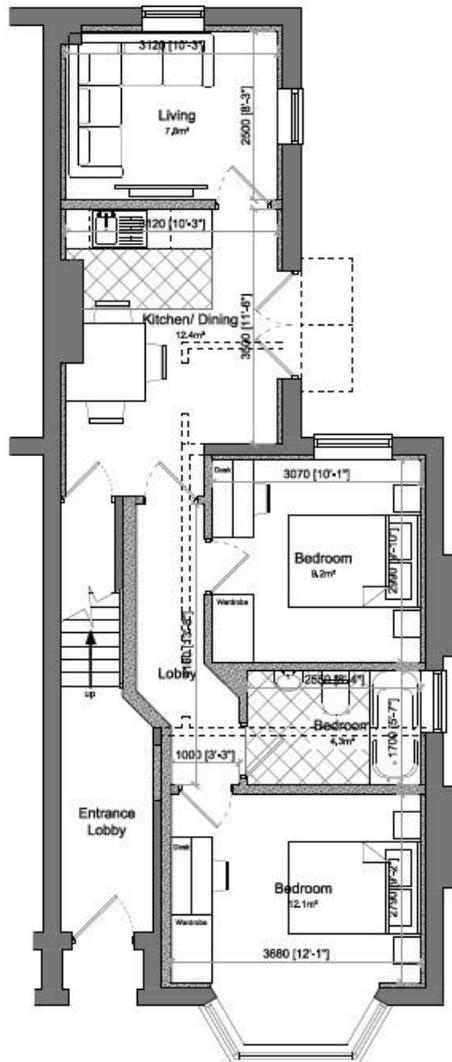
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Price

**£525,000 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**

