

MUSSON LIGGINS

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· PROPERTY ·

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FOR SALE

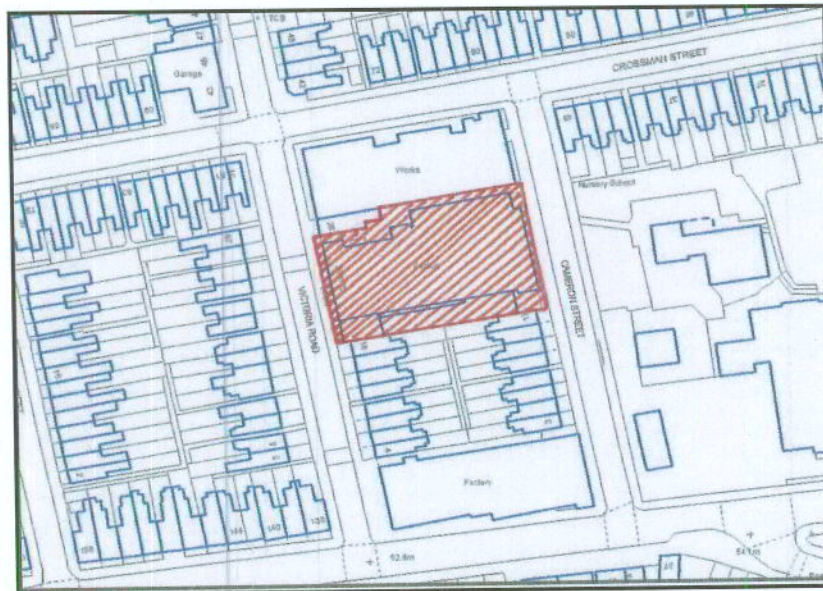
❖ RESIDENTIAL DEVELOPMENT ❖
OPPORTUNITY

❖ CLEARED SITE ❖

❖ CONDITIONAL PLANNING PERMISSION FOR 9 DWELLINGS ❖

❖ GOOD RESIDENTIAL LOCATION ❖

SITE AREA APPROXIMATELY 0.15 HECTARES / 0.37 ACRES



(for identification purposes only)

**20-22 VICTORIA ROAD/CAMERON STREET
SHERWOOD
NOTTINGHAM
NG5 2NB**

SITE PHOTOGRAPHY



LOCATION

The subject site is located and extends between Victoria Road and Cameron Street with a frontage to both, within the Sherwood area of Nottingham located approximately 1½ miles to the north of the City Centre.

Both roads have direct links with Haydn Road to the south, which is a link road between the A611 Hucknall Road to the west and the A60 Mansfield Road to the east. Further links are available to the north of the subject site with the A6514 Nottingham Outer Ring Road providing direct access to alternative routeways in and out of the City.

The A60 Mansfield Road is considered to be one of the main arterial routes in and out of Nottingham to the north, benefiting from its own retail centre, with a good mix of retailers, public bars and restaurants.

DESCRIPTION

The site provides an excellent development opportunity that has been cleared of all buildings and is rectangular in shape and extends between Victoria Road and Cameron Street with frontage to both. The Cameron Street frontage is opposite the Haydn Road Primary School and Nursery.

There is existing good quality Victorian terraced housing to the southern boundary and to the northern boundary a residential development has recently been completed, providing modern housing similar to that proposed for the subject site.

The freehold curtilage of the site, as illustrated, extends to an area of approximately 0.15 hectares (0.37 acres) and we enclose herewith an Ordnance Survey Extract Plan illustrating the curtilage of the site edged red. (This is for identification purposes only).

PLANNING

Conditional planning permission has been granted for the erection of 9 residential dwellings with garages.

The application number is 08/00248/PFUL3 and planning permission was granted conditionally 27 March 2008. We attach a copy of the planning permission.

The Section 106 agreement to comply with Condition 5 of the planning permission confirms that "instead of any open space or play equipment or the like being required as part of the Development on the Site the sum of £14,877 will be paid to the Council for the purposes of providing and/or enhancing Off-Site Public Open Space which sum and any instalment of such sum shall be Index Linked".

Prospective purchasers are able to make their own enquiries regarding the site from the City of Nottingham, Planning Department, telephone 0115 915 5421.

PROPOSED DEVELOPMENT

The planning permission provides conditional consent for a new residential development of 9 dwellings and we enclose an indicative layout for the subject property illustrating 9 units for the site, downloaded from City of Nottingham planning website. (For information purposes only).

The enclosed site layout plans illustrate the proposed elevations for the following house types:

- 5 No. Three storey dwellings with integral garage.
- 4 No. Two and a half storey semi-detached dwellings with attached garages incorporating accommodation above.

Further information and details of the planning consent can be downloaded from City of Nottingham planning department's website. www.nottinghamcity.gov.uk.

Note

An existing property, known as 28 Victoria Road, is excluded from the sale of the subject site and is not part of the proposed development.

TENURE

Freehold.

ASKING PRICE

Price on application.

VIEWING

Strictly by appointment only through the sole agents.

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SUBJECT TO CONTRACT

PROPERTY MISEDSCRIPTIONS ACT 1991 NOTICE

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;

ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.

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1 All dimensions, distances and floor areas are approximate and for guidance purposes only.

2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.

3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify the information in writing prior to entering into any commitment to purchase or lease.

4 All plans supplied by the Agents are provided solely to assist in the identification of the property.

5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.

6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.