



Eden Lodge
Park Road
Bestwood Village
Nottingham
NG6 8TQ

Offers in Excess of
£1.5m

BESTWOOD VILLAGE, NOTTINGHAM
LAND AND BUILDINGS WITH OUTLINE
PLANNING CONSENT FOR A 64 BED CARE
HOME AND 12 SEMI-DETACHED DWELLINGS

2.31 Acres (0.94 Hectares)

FOR SALE

FEATURES INCLUDE....

PROMINENT DEVELOPMENT OPPORTUNITY WITH OUTLINE PLANNING CONSENT



General Description

The site comprises of a currently operational care home within the popular suburb of Bestwood Village in Nottingham. The site is prominently situated on Park Road in the heart of Bestwood Village.

Location

Bestwood Village is a village in the Gedling District of Nottinghamshire.

A small part of the village falls within the Ashfield District Council area. Bestwood Village is located approximately 5 miles to the north of Nottingham City Centre and was once a colliery village, but is now considered to be a more affluent area of the Nottingham conurbation.



Demographics

	Gedling (2017)	East Midlands (2017)
Population	117,100	4,771,700
All People aged 16-64	61.4%	62.4%
All People Aged 65+	24,245	911,395
All People in Employment	75.3%	74.1%
All People Unemployed	3.8%	4.1%
Number of Households	49,349	334,303

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Description

The premises comprise of land and buildings which are currently utilised as a care home sitting within a site of 2.31 acres (0.94 hectares).

Planning consent exists for the redevelopment of the site to provide a new 64 bed care home together with the provision of 12 residential dwellings.

Proposed Development - Residential

House Unit Schedule

House Type	No. of Units	Beds
House Type A	2	4 Bed/5 Person
House Type B	4	3 Bed/5 Person
House Type C	6	3 Bed/4 Person

Proposed Development - Care Home

Care Home Schedule of Areas

Floor	Beds	Communal Areas	GEA	GIA
Ground	29	176.5 m ²	1,664 m ²	1,565 m ²
First	35	129.9 m ²	1,497 m ²	1,360 m ²
Attic	0	0 m ²	306 m ²	278 m ²
Total	64	306.4 m²	3,467 m²	3,203 m²
Total GEA/GIA Per Resident			54.17 m²	4.79 m²



Planning

The site is sold with the benefit of the following planning consents.

- **2018/0318 – provision of a new 64 bedroom care home**
- **2018/0319 – provision of 12 semi-detached houses**

The above planning consents were approved on the 5th September 2018

EPC (Energy Performance Certificates)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

Method of Sale

The site is offered For Sale Freehold as an existing trading entity or with vacant possession. Offers in writing should be sent to the Joint Agents

FAO: Matthew Wade
Director
Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ

FAO: James Measures
Director
Measures and Company
Gothic House
Barker Gate, Nottingham
NG1 1JU

Price

Unconditional offers are invited for the Freehold Interest of the site and offers in excess of £1.5m.

Viewing

Strictly by prior appointment with the Joint Agents Musson Liggins Ltd and Measures & Co.

The Following Further Information is available –

- **Copy planning consents**
- **Title information**
- **Trading Accounts for Existing Care Home**

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