



Land At Daleside Road, Daleside Road, Nottingham, Nottinghamshire NG2 3GG

Freehold Development Opportunity

- ▶ **2 acres, 30,000 vehicles passing daily**
- ▶ **Located on the principal route into Nottingham lying between East Point and Lady Bay Retail Parks**
- ▶ **Development potential for a variety of uses, subject to the relevant planning consents**
- ▶ **330 ft (100m) frontage to A612 dual carriageway**

For enquiries and viewings please contact:



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07831 319801
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Location

The site is situated on a principle route into Nottingham from the East on the dual carriageway A612 benefitting from 30,000 vehicle movements per day, some 1.5 miles from the City Centre.

The site lies between two retail parks, Lady Bay (105,000 sq ft) with tenants to include The Range and Hobbycraft and East Point (50,000 sq ft) with tenants to include Aldi, Poundland and Costa. A BP PFS and KFC drive through sit adjacent.

There are a number of trade counter operators in the locality to include Screwfix, Topps Tiles and GSF Car Parts.

The Island Quarter, a 36-acre urban regeneration site is close by, where a development for 693 students is the latest phase to open.

Nottingham Forest, Notts County, Trent Bridge, and Nottingham Rugby Grounds are all less than a mile away.

Description

Situated on the North Side of the dual carriageway the site has been cleared ready for development.

Accommodation

	Hectares	Acres
Total	0.83	2.05

Total - Hectares 0.8 (Acres 2.0)

Planning

The site has previously been granted permission for B2 / B8 for 3,761 sqm (40,498 sq ft) which has expired. The site lends itself to a number of alternative uses and developments due to its prominent and busy roadside position (subject to obtaining the relevant planning consents).

Tenure

The land is freehold with vacant possession.

Price

Offers are invited.

VAT

VAT will be charged.

Legal Costs

Each party is to bear their own legal costs incurred

Viewings

The site can easily be viewed from the roadside. Access to walk over the site can be arranged by appointment.

Matt Hannah - 07831 319801
Harvey Marriott - 07535 312074

Information Pack

Further information is available from the agents including:

- Title Plan
- Title Register
- Topographical Survey

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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