

LAND AND BUILDINGS FOR SALE - potential for a wide variety of uses subject to the requisite consents

BID DATE – Noon 27th February 2026

BEST BIDS DUE FRIDAY 27TH FEBRUARY 2026



- Former hospital extending to c.127,743 sqft (GIA)
- Self-contained site of c.8.95 acres
- Approximately 2 miles Northeast of Nottingham City Centre

- Situated in the well-regarded suburb of Mapperley
- Served by a range of retail and leisure amenities
- Excellent road and public transport connection



All enquiries



Craig Straw
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0115 9243243
www.innes-england.com

Location

Duncan MacMillan House is located approximately 2 miles Northeast of Nottingham city centre close to the junction of Porchester Road and Woodborough Road (B684) which forms the main arterial route linking Mapperley to Nottingham city centre.

The immediate locality provides a mix of residential and commercial accommodation with the nearby "Mapperley Top" providing a mix of retail and leisure amenities including several supermarkets, restaurants, national and independent retailers.

The locality has excellent transport links which include frequent bus routes linking to the city centre and nearby suburbs including Arnold, Sherwood and Gedling. The property is also within 2 miles of Nottingham's inner Ring Road which provides access to the wider conurbation and M1 Motorway.

Description

The main building known principally as "Mapperley Hospital" was constructed in the late 1800's. Its use as a clinical facility ended in the 1900's since which time it has served as the headquarters for an NHS Trust principally for office and administrative purposes together with other ancillary uses including education and training.

The property is centrally situated within a regular shaped parcel of land extending to c.8.95 acres with an extensive frontage to Porchester Road of approximately 200 metres and uniform site depth of c.140 metres.

The main building is part two/part three storey construction of solid brick walls with pitch tile roof and comprises a central spine with projecting wings running north to south.

Internally the property is divided into a series of cellular rooms including offices and associated facilities with other ancillary uses including teaching/lecturing. Across the site are other similarly aged properties used as workshops, garages, stores etc.

We are advised that the property is connected to all mains utilities and a utilities survey is included in the online information pack.

Town and Country Planning

The site has the potential for continued Class E Use such as for example an office and/or health centre or has the potential for alternative uses and/or redevelopment subject to the requisite consents. A planning appraisal is included in the online data vault. The property is situated in the Mapperley Hospital conservation area however it is not Listed and a Certificate of Immunity has been obtained.

Local Planning Authority

Nottingham City Council
Loxley House
Station Street
Nottingham NG2 3NG

Case officer: Rob Percival
Email: rob.percival@nottinghamcity.gov.uk

Tenure

The property is available with vacant possession save for an existing substation lease.

VAT

Price may be subject to VAT

Online Information Pack

An information pack including the following is available online via the agents

- Asbestos Survey
- Drainage Survey
- Floor Plans
- Planning Commentary
- Topographical Survey
- Tree Survey
- Utilities Survey

Access to the database is password protected and available from the agents.

Offers

Offers are invited on a conditional or unconditional basis for the entire site by noon on 27th February 2026, in accordance with the Best Bids letter contained within the Online Information Pack.

Viewing

Further information and to arrange a viewing please contact the sole selling agents:

Craig Straw
Innes England
Mob: 07967 680964
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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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Accommodation

Duncan MacMillan House

	Sq m	Sq ft
Ground	5,052.5	54,385
1 st	3,421.9	36,833
2 nd	1,397.3	15,040
Sub Total	9,871.7	106,258

Archway House

	Sq m	Sq ft
Ground	828.3	8,915
1 st	144.5	1,555
Sub Total	972.8	10,470

Workshops

	Sq m	Sq ft
Ground	703.3	7,570
1 st	278.6	2,998
2 nd	41.6	447
Sub Total	1,023.5	11,015

TOTAL **11,868sqm** **127,743sqft**

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Measurement Standard 2nd Edition.

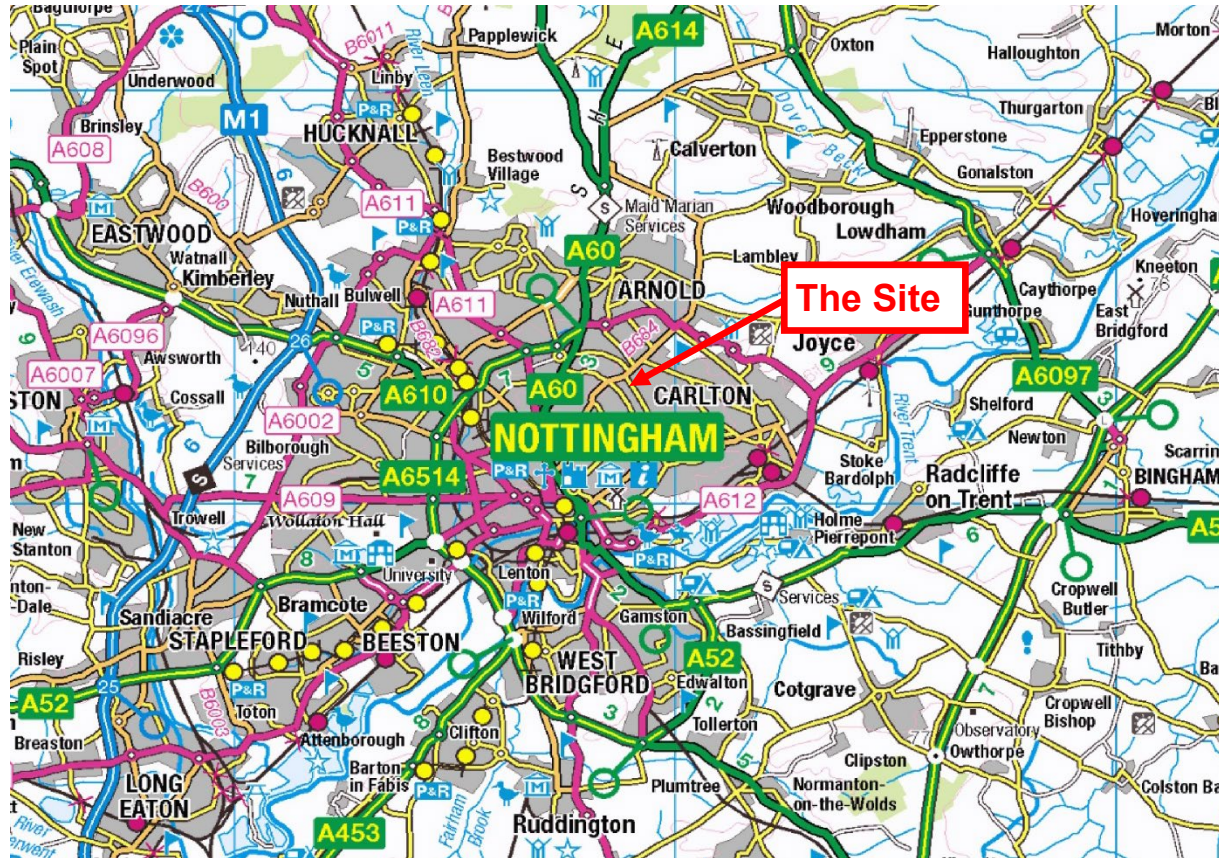


All enquiries

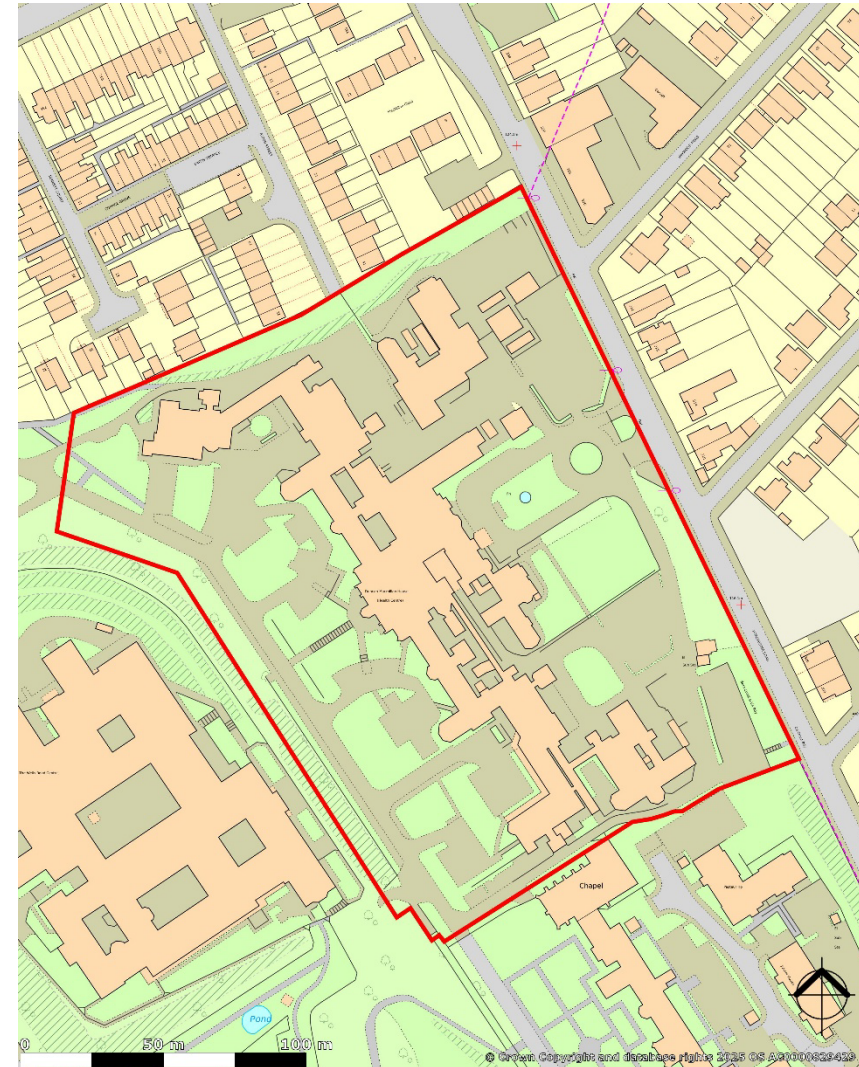


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