



Gregory Court, Noel Street, Nottingham, Nottinghamshire NG7 6AJ

Freehold Former Care Facility

- ▶ **Available to purchase with vacant possession**
- ▶ **Suitable for various uses or redevelopment (STP)**
- ▶ **6,534 sqft (GIA) across ground and first floor on a 0.43 acre site**
- ▶ **Located adjacent to NET Tram stop and Asda Superstore**

For enquiries and viewings please contact:



Sam Hall
07929 204405
shall@innes-england.com



Paul Mather
07825 254 244
Paul@dowellprojects.co.uk

Location

The opportunity is located within Nottingham, a commercial hub in the East Midlands. It is the largest urban area in the East Midlands, as well as the second largest in the Midlands, following Birmingham. The city is well served by excellent public transport links, with national rail links to London St Pancras, and an extensive tram (NET) network. The M1 motorway is situated to the west with junction 24, 25 and 26 providing good access into Nottingham. Nottingham has an estimated population of 330,000, with the wider conurbation including the cities suburbs totaling c. 768,000. The city is home to two universities and boasts a strong combined student population of c. 65,000 with the second highest proportion of student housing in the country.

The site itself is located within Hyson Green, c.2 miles from Nottingham City Centre. The property sits a short walk from Noel Street tram stop, providing regular access into Nottingham, Nottingham Railway Station and many of the surrounding suburbs. The property lies amongst a mix of residential and commercial uses, and is located directly adjacent to a large Asda Superstore. The subject property benefits from two access points, off Noel Street and Canterbury Avenue.

Description

The subject property comprises a part single storey, part two storey building of brick construction under a pitched tiled roof. Internally, the property is fitted out for it's previous use as a patient care facility configured to provide an open reception area, nine patient bedrooms, kitchen and offices on the ground floor. The first floor provides two further patient bedrooms and storage space. Externally, the site benefits from a landscaped entrance off Canterbury Avenue as well as a rear landscaped area fronting Noel Street.

Accommodation

	Sq M	Sq Ft
Total	590.3	6,354

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

We understand the property benefits from planning consent for the following uses:

Class C2 (Residential Institutions)

Making the premises suitable for use as residential accommodation and care to people in need of care, residential schools, colleges, training centers, hospitals and nursing homes.

(This information is given for guidance only and parties are advised to make their own enquiries with Nottingham City Council)

Tenure

The property is offered on a freehold basis, with vacant possession.

Price

£850,000

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal and professional costs incurred as part of any transaction.

EPC

The premises have an EPC assessment of: 43 (B)

Viewings

Viewings are by appointment with Innes England: Sam Hall - 07929204405

Or our joint agent: Paul Mather - 07825 254 244

Information Pack

Floor plans are available upon request

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.

Date Produced: 12-Oct-2026



Innes England for themselves and for vendors or 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 intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE

