

Land

- Offers invited for the freehold interest
- Site area approx. 7.01 acres (2.84 ha)
- Excellent road and public transport links

For enquiries and viewings please contact:



Craig Straw
07967 680 964
cstraw@innes-england.com



Land At Camberley Road And Hoewood Road, Bulwell, Nottingham, Nottinghamshire NG6 8JY

Location

The site is located in a prominent position adjacent to the well-established Blenheim Industrial Estate and within around 2.2 miles of Junction 26 of the M1 Motorway which is accessed via the A6002/A610. The A610 offers efficient access to Nottingham's outer ring road and the City Centre which lies circa 4.8 miles southeast.

Nottingham East Midlands Airport is located at Junction 23A which provides frequent UK and European shuttle services along with its fast expanding 24 hour cargo handling facility.

Closeby is the town centre of Bulwell (about 0.8 miles south east) providing easily accessible retail and leisure amenities.

Excellent public transport links serve the site with regular bus services along Hoewood Road, Bulwell railway station and the NET tram network provide connections in and around Nottingham city centre every 10 minutes throughout the day.

Description

The site comprises a former landfill site, the whole of which is under single ownership. Part of the site is available, the extent of which is subject to negotiation. The site area of the land edged in red on the enclosed plan has an approximate area of 7.01 acres (2.84 hectares).

A fence runs along the northern boundary fronting Camberley Road (A6002), to the north of which lies the well-established Blenheim Industrial Estate. Residential development abuts the eastern boundary and Hoewood Road bounds the southern boundary providing pedestrian access. There is further residential development surrounding the south and west of the site.

Accommodation

	Hectares	Acres
Total	2.83	7

Site measurements have been calculated from Promap, a digital mapping system.

Planning

The site is identified in the Local Plan as part of the Open Space network. Subject to receipt of the requisite consents the site may be suitable for alternative uses.

A planning summary identifying the site's development potential is available from the agents.

Interested parties should also make their own enquiries of Nottingham City Council Planning Department. Tel: 0115 876 4447.

Tenure

The land is available freehold with vacant possession. The plan is indicative only and should not be relied upon. A copy of the Land Registry Title is available from Innes England on request.

Buyers Premium - Nottinghamshire County Council requires a buyer's premium of 2% to be added to the purchase price.

An information pack including the following is available online from our website:

www.innes-england.com

Title information

Planning statement

Ground reports

Access to the information pack is password protected and available from the agents.

Price

Offers are invited on a conditional or unconditional basis for the freehold interest.

VAT

VAT is not applicable to this sale.

Legal Costs

Each side to bear their own legal costs incurred in the sale

Viewing

The site is open for inspection.

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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