

For Sale

Land

Potential Residential Development Opportunity

Church Street, Eastwood, Nottingham, NG16 3HQ.



- 0.64 Ha (1.57 Acre)
- Edge of Town Location
- Local Plan Residential Allocation
- Adjacent to New School Development (Opens January 2012)

On the instructions of



**Nottinghamshire
County Council**

Church Street, Eastwood, Nottingham, NG16 3HQ.

Location



Eastwood is a popular market town located 9 miles North West of Nottingham, connected via A610 which intersects the M1 at junction 26 some 3 miles to the East. Eastwood is a popular town with a high street supported by numerous national retailers including Boots, Iceland, Greggs, and Natwest.

The site is located on the South side of the town in what is a predominantly residential area. The site is positioned adjacent to the New Eastwood Primary School development due to open in January 2012.

Description

The site as shown on the plan is relatively flat and regular in shape. Access is from Church Street by way of a road (yet to be adopted) which also provides access to the school staff car park.

The property is currently being used by the School contractors as a site car park.

Features

- Local Plan Allocation
- Potential for private or sheltered development.

Accommodation

Using Ordnance Survey mapping equipment we are able to confirm the following:

Site Area	Hectares	Acres
Gross Area	0.64	1.57

VAT

The site is not subject to VAT on the purchase price.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Access Road/Sewers/Lighting

The purchaser will be responsible for ensuring the access road and sewers are maintained and completed to an adoptable standard upon concluding the build contract. The purchaser will need to install street lighting as required. The purchaser must indemnify the vendor against any costs or expenses arising from such works.

Planning

Prior to its use as a site car park, the property was open land but retains an allocation for Housing within the Broxtowe Borough Council Local Plan.

Terms

The freehold interest is For Sale.

Price/Offers

Offers are invited on a subject to contract and planning basis. The vendor requires a buyers premium of 2% to be added to the purchase price.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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December 2011

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