

**Lambert
Smith
Hampton**

0115 950 1414
www.lsh.co.uk

For Sale

Development Opportunity

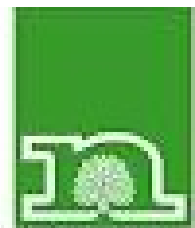
Former School and Grounds

Devonshire Drive, Eastwood, Nottingham, NG16 3BE



- 0.428 Ha (1.058 Acre)
- Edge of Town Location
- Potential Residential Conversion & Development Opportunity
- Freehold

On the instructions of



**Nottinghamshire
County Council**



LSH named
"Top National Agents" by EGI

Lambert Smith Hampton

17/21 Hounds Gate, Nottingham NG1 7DR T +44 (0)115 950 1414

Devonshire Drive, Eastwood, Nottingham, NG16 3BE

Location



Eastwood is a busy market town located some 10 miles North West of Nottingham. The former Primary School is located on the South side of Eastwood Town Centre, close to the main high street of Nottingham Road. The property is located within the Conservation Area for Eastwood Town Centre in what is a predominantly residential area, although there are some alternative uses also close by, these include Morrisons Supermarket, church and a health centre. Numerous public transport routes are located closeby on Nottingham Road.

Description

The property comprises a detached two storey school building upon a site featuring a walled and fenced boundary. The regular shaped site contains the main school building, an additional nursery building and storage unit.

The mobile unit will also form part of the sale. The main school building provides accommodation over two storeys with large cellular rooms located off a central spine corridor

Features

- Attractive Styling
- Large Period Fenestration
- Scope for further development (subject to planning)
- Spacious site

Staircases feature at each end of the property. Each floor benefits from a generous floor to ceiling height. The detached nursery building offers potential conversion to residential use.

Accommodation

From measurements provided we have calculated the following:

Gross Internal Area	sq.m.	sq.ft.
Main School Ground Floor	718	7,726
Main School First Floor	694	7,467
Nursery	97	1,044
Storage Block	105	1,130
Total	1,614	17,367

The site area is 0.428 Hectares (1.058 Acres)

VAT

VAT is not applicable to the purchase price of this property.

Legal Costs

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

Business Rates

Enquiries to www.voa.gov.uk confirm the property is assessed as "school and premises" with a 2010 Rateable Value of £12,750.

Planning

Interested parties are to make their own enquiries to Broxtowe Borough Council Planning Department. An indicative scheme has been discussed with the local authority and further information is available in this regard.

Terms

The freehold interest in this property 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:

January 2012

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