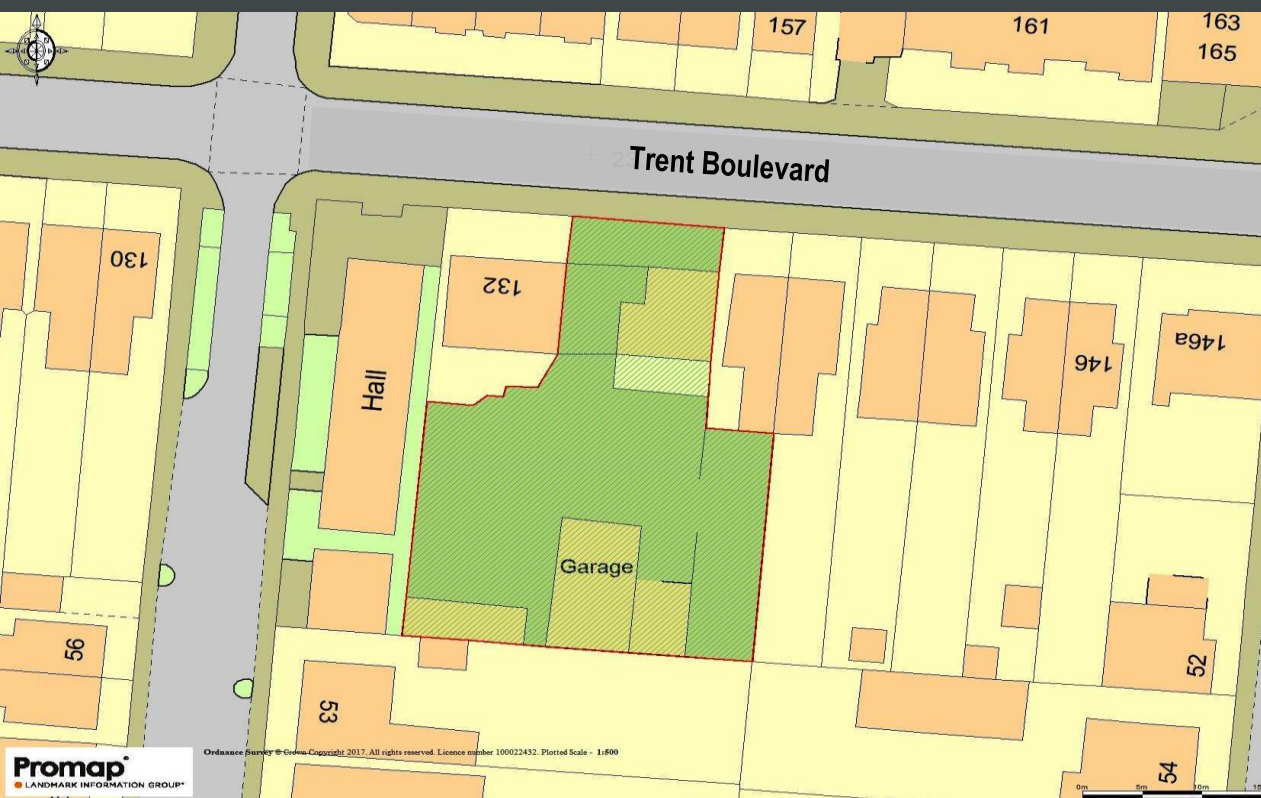


# RESIDENTIAL DEVELOPMENT OPPORTUNITY

Site at 134a Trent Boulevard, Lady Bay, West Bridgford,  
Nottingham NG2 5BW



## BUY!

**£695,000**  
GUIDE PRICE

## WELL LOCATED SITE WITH FULL PLANNING CONSENT FOR RESIDENTIAL DEVELOPMENT

- Total site area approximately 0.22 acres (890 sq m)
- Planning consent for 9 apartments plus gymnasium
- Potential to convert gymnasium into additional apartment

### Location:

The site is positioned on Trent Boulevard within the well-established and sought after residential area of Lady Bay. Along Trent Boulevard there are shops and community facilities.

West Bridgford remains the most sought after and exclusive suburb of Nottingham offering excellent schools, retail, leisure and other amenities.

### Site Description:

Offered for sale is an area of flat land, with a residential dwelling to the front and workshops to the rear, the planning consent confirms demolition of the existing buildings.

### Planning Consent:

Planning Ref: 17/00582/FUL.

Full planning consent has been granted for the demolition of the existing house and ancillary buildings with the erection of 2 apartment blocks comprising of 8 x 2 bed apartments, 1 x 1 bed apartment plus gymnasium facility and car parking.

### Accommodation Measurements (Gross Internal):

	Beds	Sq M	Sq Ft
Apartment 1	1	45.9	494
Apartment 2	2	52.8	568
Apartment 3	2	50.7	546
Apartment 4	2	52.5	565
Apartment 5	2	58.2	626
Apartment 6	2	62.4	672
Apartment 7	2	63.7	686
Apartment 8	2	66.3	714
Apartment 9	2	78.5	845
Gymnasium	-	57.4	616

We understand the planning authority has verbally confirmed they would not object to an additional application to convert the gymnasium into an additional apartment, interested parties should make their own enquiries in this regard.

### Price:

We anticipate strong demand for this development opportunity, with offers invited in the region of:- **£695,000**

**Interested? Contact Matthew Hilton 0115 950 6612 [mhilton@heb.co.uk](mailto:mhilton@heb.co.uk)**

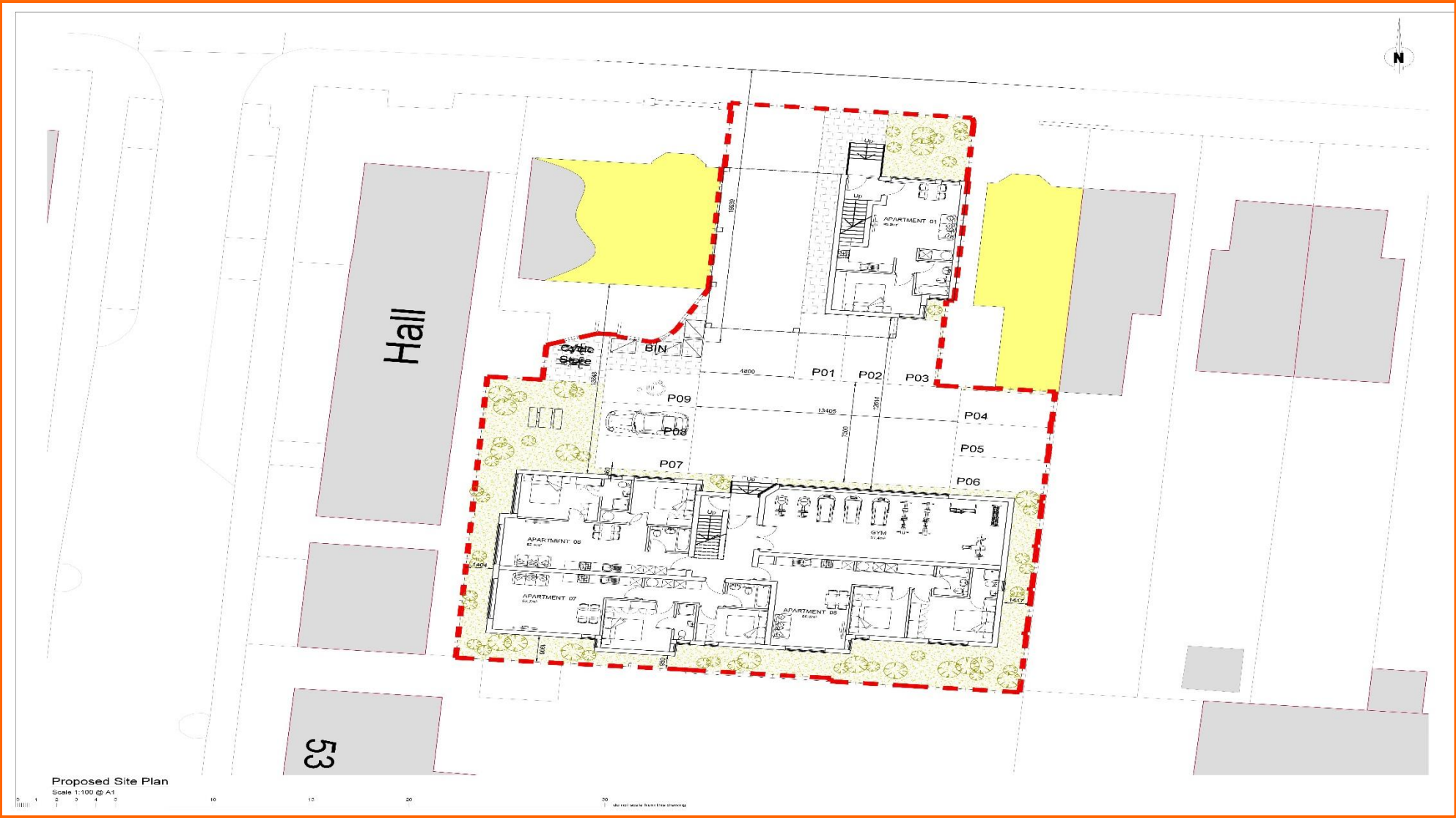
**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



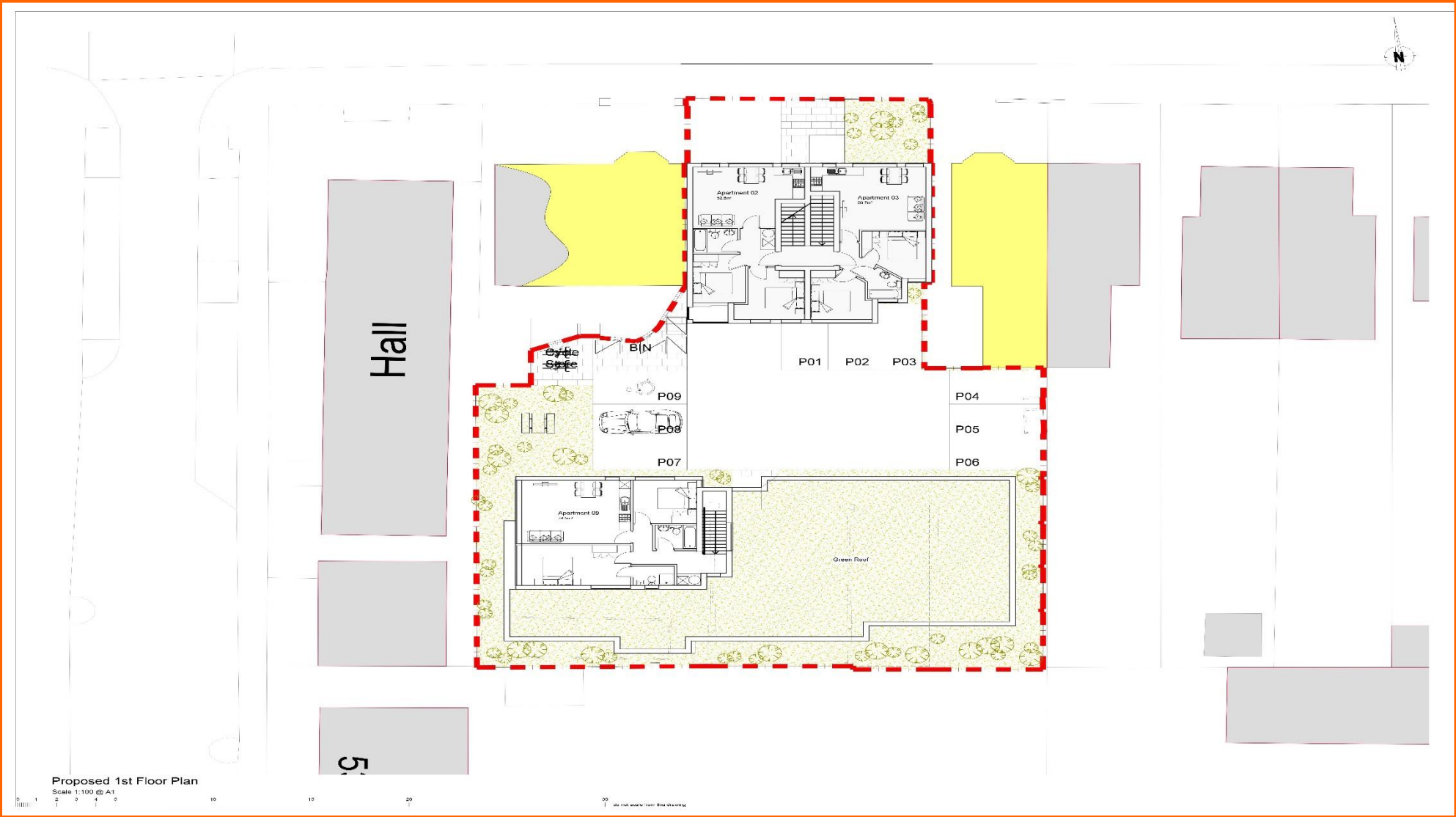


GROUND FLOOR PLAN

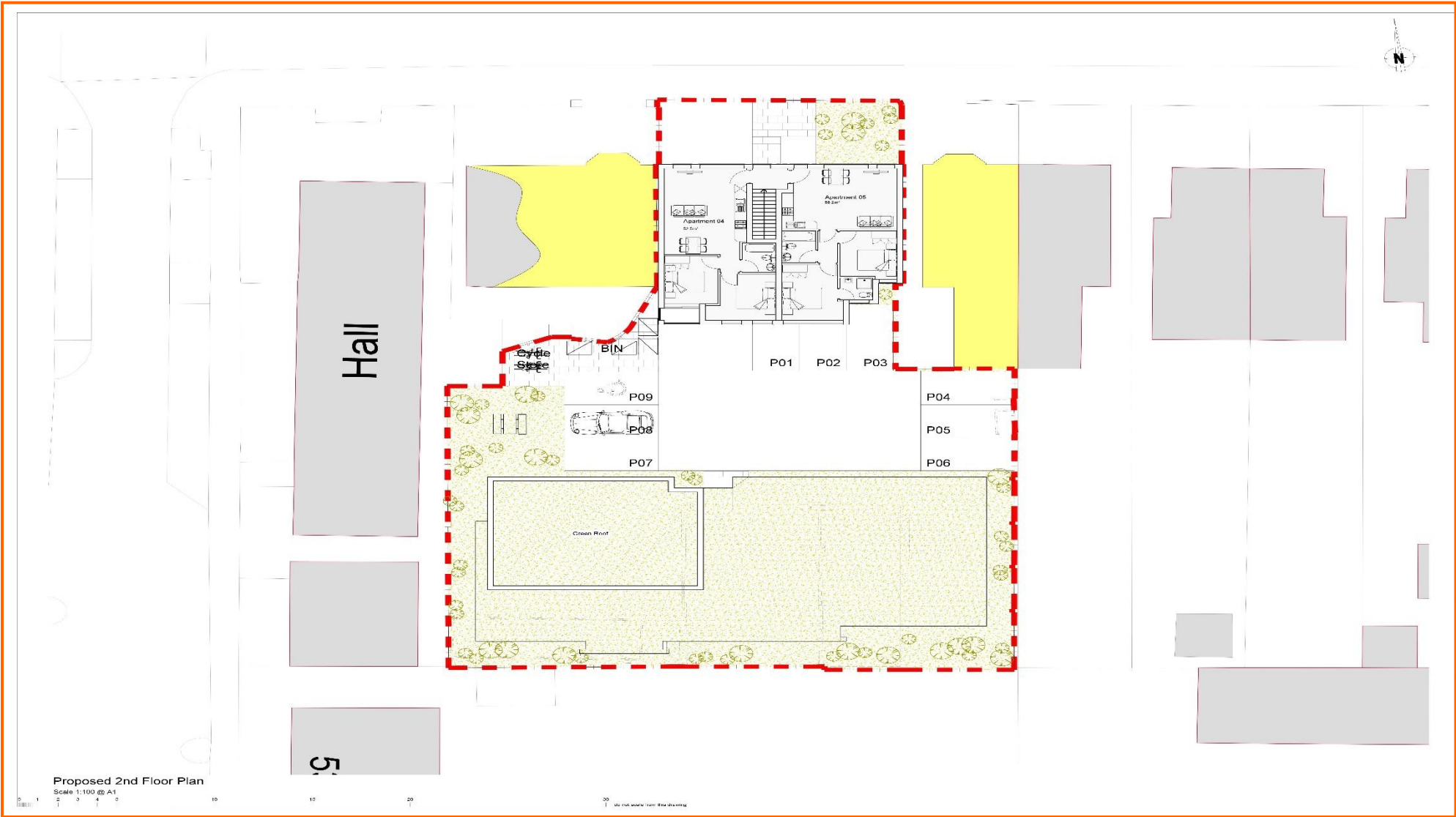




FIRST FLOOR PLAN



SECOND FLOOR PLAN



## FRONT ELEVATION



**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.