



On behalf of
Aldi Stores Limited

OFFERS ARE INVITED

Development Site 3.3 Acres Remaining
Please speak to Richard Rae at Rae & Co. Ltd
01782 646555 - Richard@raeandco.co.uk



**PLOT B & C -
Combined 3.3 Acres**
All Enquiries To Sole Agents

MIXED USE DEVELOPMENT OPPORTUNITY
Landmere Lane, Edwalton, West Bridgford, NG12 4DE



POTENTIAL CARE HOME, PUB/RESTAURANT AND DRIVE THRU LOCATION PLAN



LOCATION

The site is situated off Landmere Lane at the junction of the A52 and the A606 Melton Road. Edwalton is an affluent suburb to the south of Nottingham, which is under-going rapid growth with substantial residential developments immediately adjacent with approx 1,500 new homes planned or under construction. In addition, planning consent has been granted for the development of a 40,000 sq ft Waitrose supermarket immediately to the north of Landmere Lane.

THE SITE

The site forms part of a larger development site currently being proposed by Aldi Stores Limited. It is anticipated that the entire development site will be serviced as part of a comprehensive enabling scheme for the whole site. The site is considered suitable for a number of uses, subject to planning, such as Care Home, Restaurant, Drive Thru, Retail or Showroom and Office uses.

PLANNING

A comprehensive planning application is due to be submitted soon for the Aldi Foodstore, together with other mixed uses. See the attached Development Framework Plan.

TENURE

Offers for the freehold interest in the serviced plots B and/ or C are invited subject to contract. Alternatively, leasehold offers are invited. Plot A will be retained by Aldi Stores Limited and is not available.

SCHEME

The proposed Foodstore site is fixed but alternative layouts are available on Plots B and C.

PRICE/RENT

Offers are invited.
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POTENTIAL SITE USES



POTENTIAL CAR SHOWROOM LAYOUT



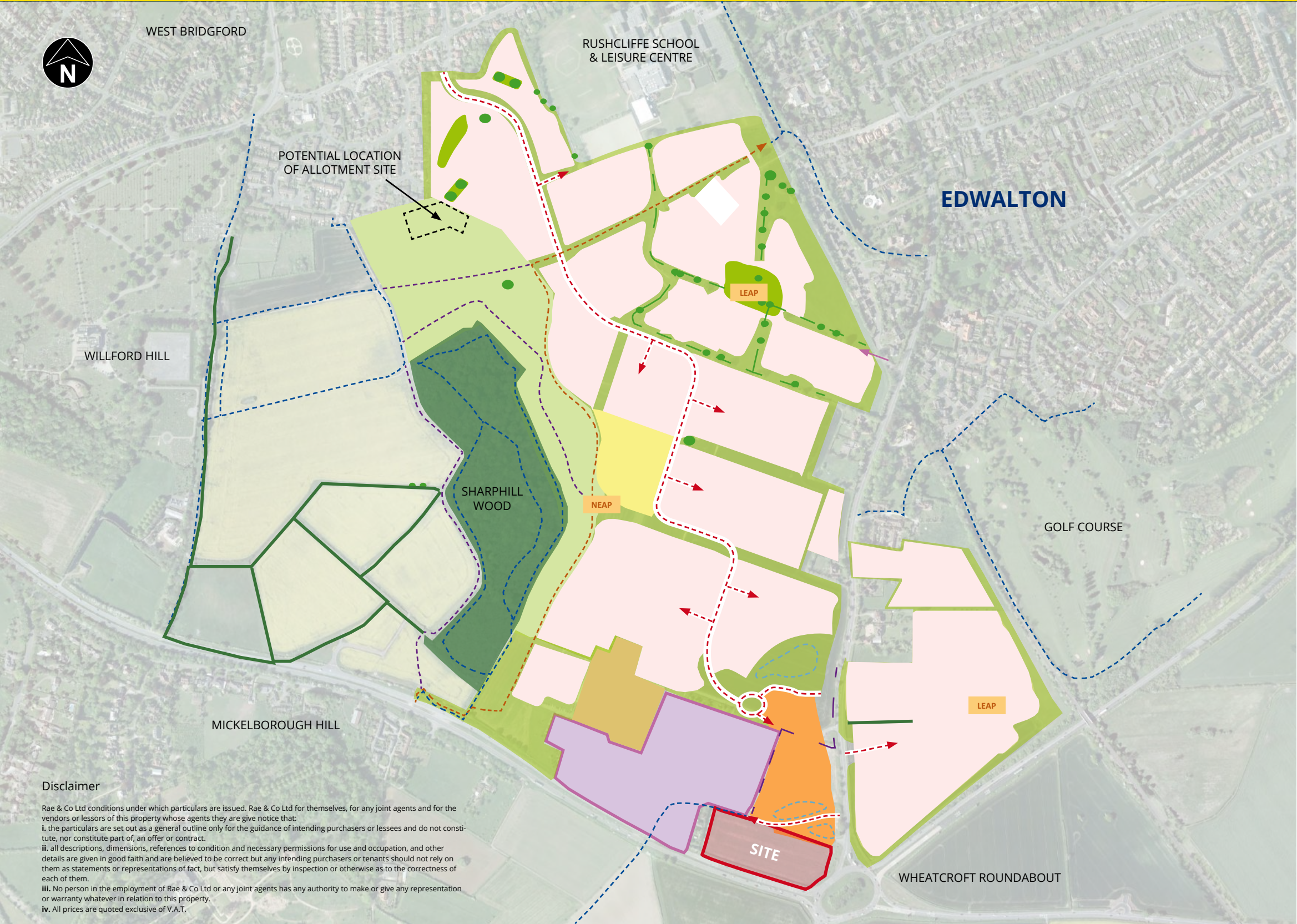
POTENTIAL RETAIL LAYOUT

Plot B and Plot C can be combined = 3.3 acres approx

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DEVELOPMENT FRAMEWORK PLAN

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- Site Boundary
- Access for local Traffic (potentially), Buses and Emergency Vehicles Only
- Main Streets and access roads
- Potential access roads
- Residential Area, Around 1500 dwellings at an average density of not less than dph
- Local Centre
 - Uses to include: Retail, community uses and employment generating uses
- Primary School with associated community hall access and use
- Retained Garden Centre, Business Park and agricultural uses (Some expansion / redevelopment opportunities available)
- Existing Grain Depot (Redevelopment opportunities available)
- Proposed Edwalton Community Park
- Proposed Green Infrastructure Includes
 - Greenways, structural landscape, detention basins, children's play and areas of wildlife habitat creation
- Possible Sustainable Urban Drainage Scheme (SuDS) Detention Basins - approximate location
- Proposed Equipped Children's Play Areas - Approximate location
- Existing vegetation including trees and hedgerows to be retained where possible.
- Sharphill Wood to be subject to long term management plan
- Existing Rights of Way / Informal Routes
- Proposed Footpaths (Community Park)
- Proposed Shared Cycleway/Footpath

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