

FOR SALE

# RARE BROWNFIELD DEVELOPMENT OPPORTUNITY

Vernon Road, Old Basford, Nottingham, NG6 0AD



## Key Highlights

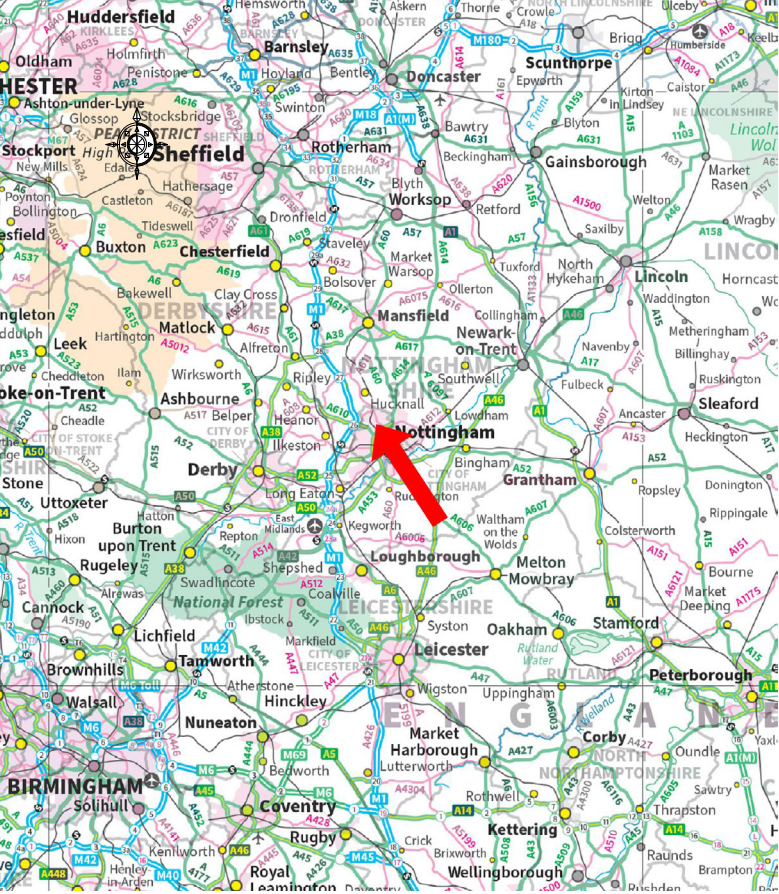
- Prominent cleared site extending to 3.34 acres (1.35 hectares), within Nottingham's core industrial location
- Redevelopment opportunity (STPP)
- Opportunity To Let the site as industrial / open storage (IOS)
- Nottingham open storage ERV's achieving circa £65,000 per acre per annum
- Situated 2.5 miles from Nottingham City Centre and 0.2 miles from the outer Ring Road
- Suitable for owner occupiers, developers and investors
- Rare freehold opportunity
- We are instructed to seek offers in excess of **£1,500,000 (One Million & Five Hundred Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects a low capital value of £450,000 per acre

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## LOCATION

The property is situated on Vernon Road in the Old Basford area of Nottingham which is approximately 2.5 miles north of Nottingham city centre.

The property is prominently located opposite the NET Old Basford tram stop and 0.2 miles from the main outer ring road (Valley Road - A6514) which provides convenient access to all parts of the city and north to the motorway via the A610.

The property is located in a mixed commercial and residential area and could therefore be suitable to a variety of end users.

## DESCRIPTION

The property comprises a cleared brownfield site being generally level in topography, occupying a prominent position fronting Vernon Road (A682) off which it has direct access.

The remaining boundaries are defined by neighbouring commercial and residential property.

The site has a total area of 3.34 acres (1.35 hectares).

## TENURE

Freehold, with vacant possession.

## PRICE

We are instructed to seek offers in excess of **£1,500,000 (One Million & Five Hundred Thousand Pounds)**, subject to contract

## CONTACTS

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## PLANNING

The property has been used for general industrial / storage and distribution uses, however, interested parties should make contact with Nottingham City Council to verify their proposed use for the site - 0115 876 4447.

## MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VAT

Vat is not applicable to the purchase price.

## VIEWINGS

Strictly by prior appointment only with the Sole Agent, Savills.

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