

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

# Land to The North of The Duke of St Albans

Bewcastle Road, Nottingham NG5 9PJ



## Key Highlights

- Site area of 0.461 acres (0.186 ha)
- Land surplus to pub requirements
- Opportunity for various uses (STP)
- Potential for residential or commercial development (STP)
- Freehold unconditional and conditional offers invited (STP)

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Mountbatten House Grosvenor  
Square Southampton SO15 2BZ

**023 8071 3900**

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## Location

The property comprises land situated to the north of The Duke of St Albans, a well-established public house located on Bewcastle Road in Nottingham. The surrounding area is predominantly residential, albeit there is some light industrial to the north of the subject site.

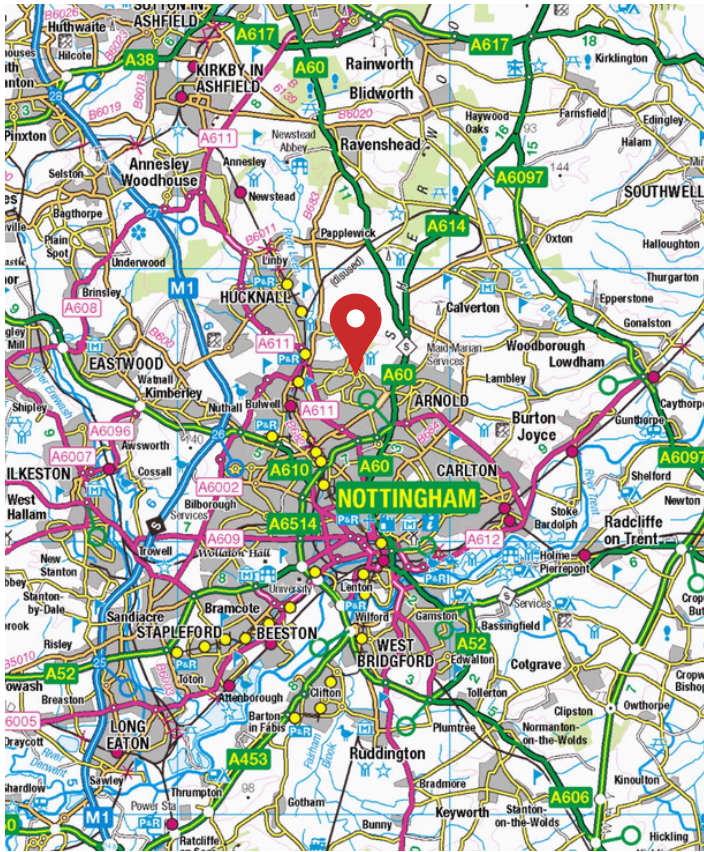
The site also fronts Bestwood Park Drive West which links to the A611 to the east and A60 to the west. Traffic movements along Bestwood Park Drive West are in excess of 12,000 daily vehicle traffic movements.

Nottingham is a major East Midlands city located approximately 15 miles (24 km) east of Derby and 30 miles (48 km) north of Leicester. The property benefits from good transport links via the A60 and A611, providing connections to the wider Nottingham area and direct routes to the M1 motorway. Nottingham railway station, situated around 4 miles (6.4 km) to the south, offers regular services to London St Pancras, Derby, Sheffield, and other key regional destinations.

### Location Map

### Streetview

### What3words



## Description

The potential development site to the north of The Duke of St Albans extends to approximately 0.461 acres (0.186 hectares) of surplus land no longer required for the operation of the pub. The site is level and comprises a mix of tarmac and grass surfaces.

## Tenure

Freehold subject to vacant possession.

## Planning

The site is not adjacent to a listed building and is not located within a conservation area. It is also outside of a prohibitive flood zone.

## Local Authority

Nottingham City Council  
[www.nottinghamcity.gov.uk](http://www.nottinghamcity.gov.uk)



Site boundary for indicative purposes only

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### Services & Rights

All parties are advised to make their own enquiries regarding the serviceability of the land.

Full rights of ingress and egress will be provided to the subject site via the pub car park, if required.

### Guide Price

Offers are invited on an unconditional and conditional basis (STP).

### VAT

VAT may be applicable at the prevailing rate.

### Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

### AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

### CONTACTS

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