



# A rare and exciting development opportunity

**Development land at 26 Wilford Lane, West Bridgford, Nottingham**

Guide £1,500,000 Freehold



- Sought after riverside location
- Planning granted for 6 apartments
- Car parking
- Outdoor space

**Local information**

The site sits in a highly regarded residential area of West Bridgford on the banks of the river Trent. It lies within reach of the excellent and well regarded facilities and amenities in West Bridgford town centre.

West Bridgford is one of Nottinghamshire's most favoured locations for families and home owners. Offering a wide range of shops, cafes and bars and easy access to the City Centre.

There is also high grade schooling at both primary and secondary levels within close reach. The property has good access to the A52 providing access to a wide range of both local and regional centres. The A52 has access to the A46 Fosse Way leading North to Newark (quick rail link to London Kings Cross) and South to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

**About the property**

This is a rare and exciting opportunity for a developer to undertake a bespoke project in a truly special, one off location, over looking the river Trent.

Outline planning consent has been granted for 6 apartments over 4 floors with sizes as follows;

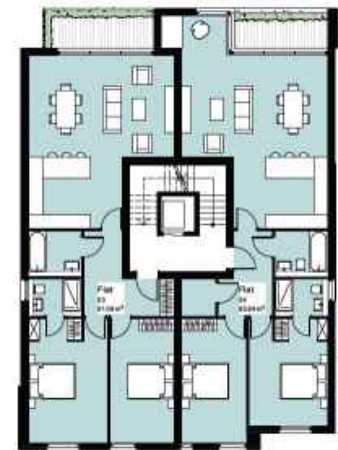
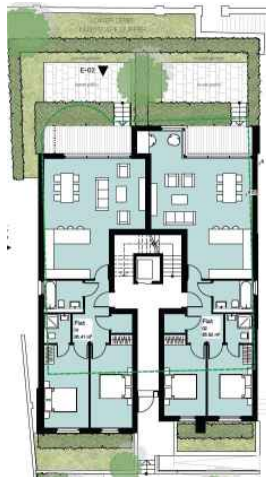
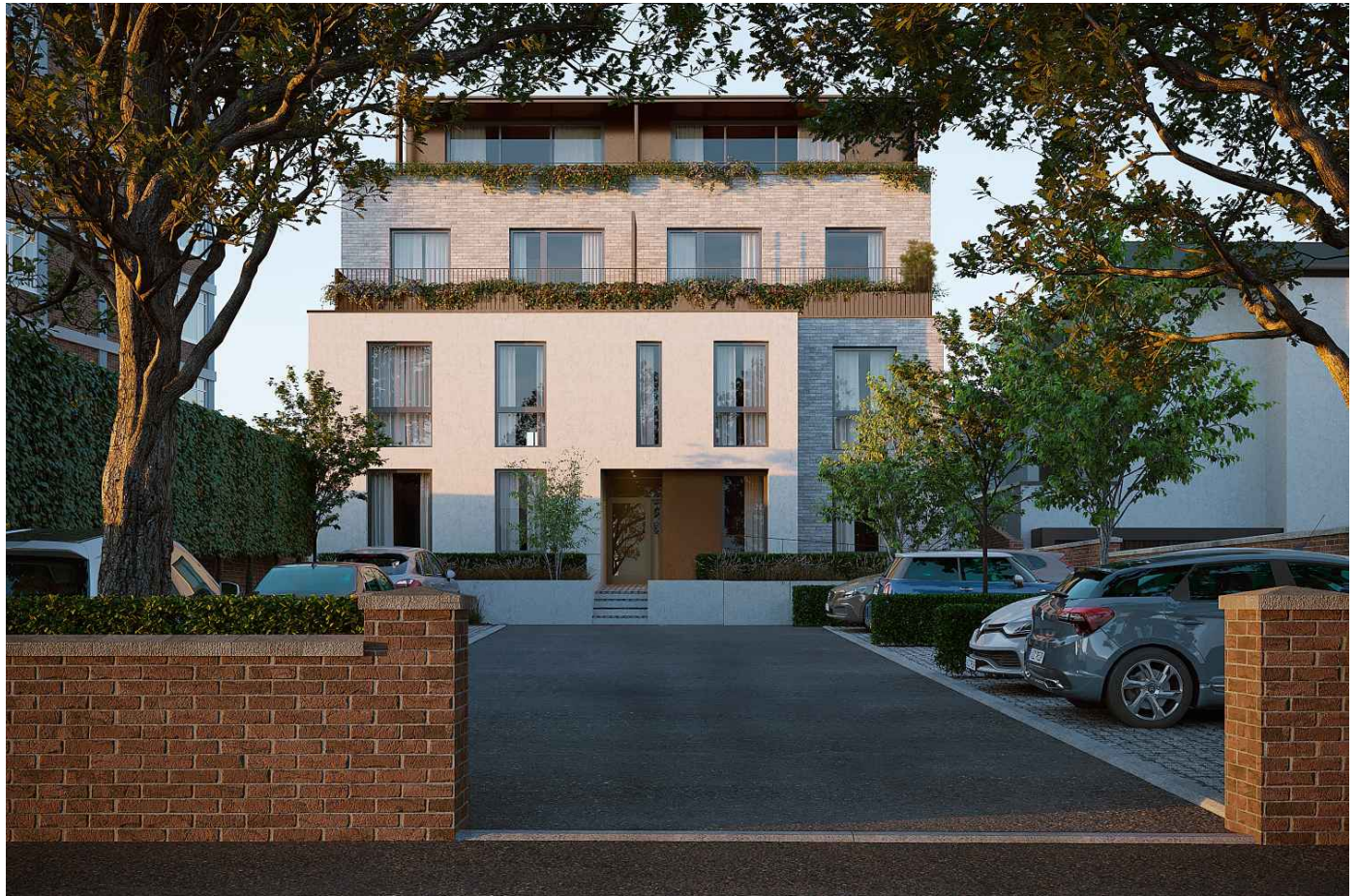
**Ground Floor**

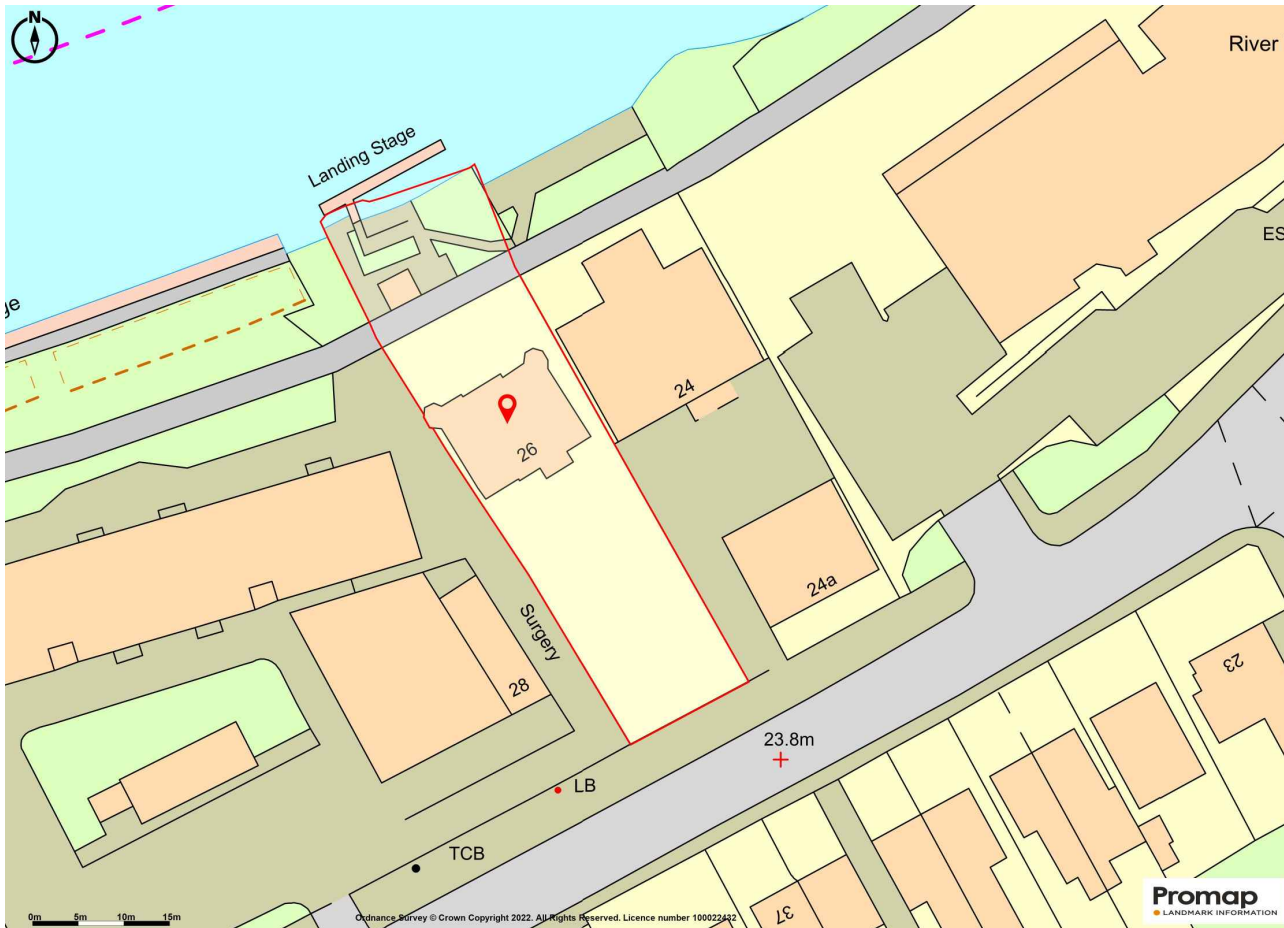
Plot 1 - 919 sq ft (85.41 sqm) - Open plan living dining kitchen, 2 bedrooms, en suite shower room and bathroom. Sun terrace and outdoor garden space.

Plot 2 - 924 sq ft (85.92 sqm) - Open plan living dining kitchen, 2 bedrooms, en suite shower room and bathroom. Sun terrace and outdoor garden space.

**First Floor**

Plot 3 - 980 sq ft (91.09 sqm) - Open plan living dining kitchen, 2 bedrooms, en suite shower room, bathroom and balcony.





Plot 4 - 1010 sq ft (93.84sqm)  
 - Open plan living dining kitchen, 2 bedrooms, en suite shower room, bathroom and balcony.

**Tenure**  
 Freehold

**Council Tax**  
 Band = To be banded

**Second & Third Floor** - Two duplex apartments

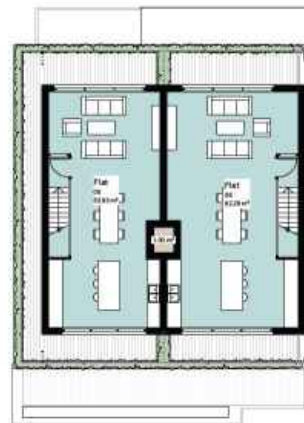
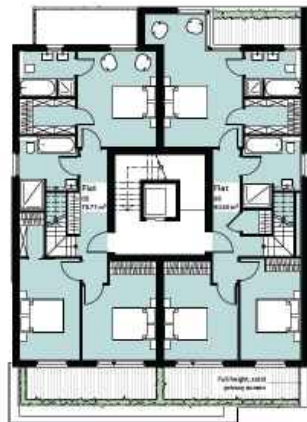
**Energy Performance**  
 EPC Rating = Not rated as yet

Plot 5 - 1,384 sq ft (128.64 sqm) - Three bedrooms, two bathrooms, dressing room and balcony to the second floor. Open plan living dining kitchen and wrap around balcony to the third floor.

**Viewing**  
 Strictly by appointment with Savills.

Plot 6 - 1,535 sq ft (142.66 sq m) - Three bedrooms, two bathrooms, dressing room and balcony to the second floor. Open plan living dining kitchen and wrap around balcony to the third floor.

PLANNING - Planning permission (reference 21/02884/FUL) was granted in 2021 by Rushcliffe Borough Council Council.





For identification only. Not to scale. © 8 November 2022

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