

# THE HALL

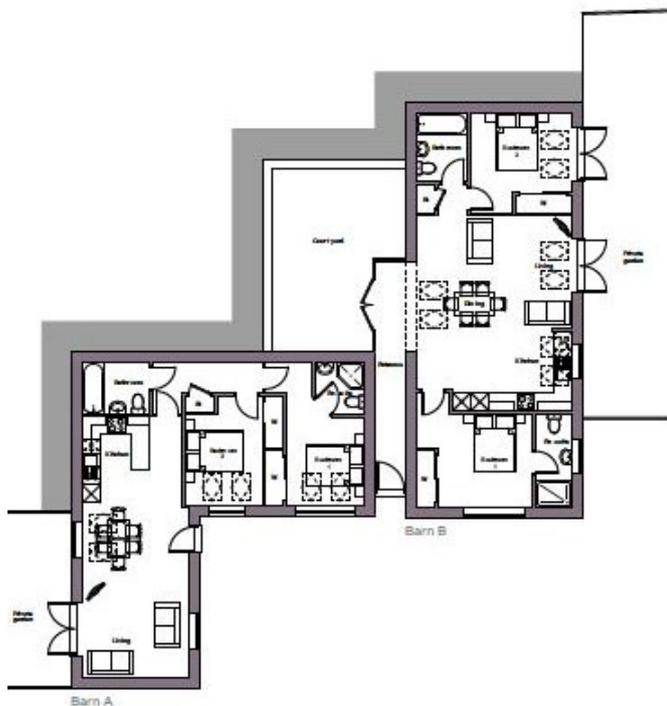
Melton Road, Edwalton, Nottingham



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

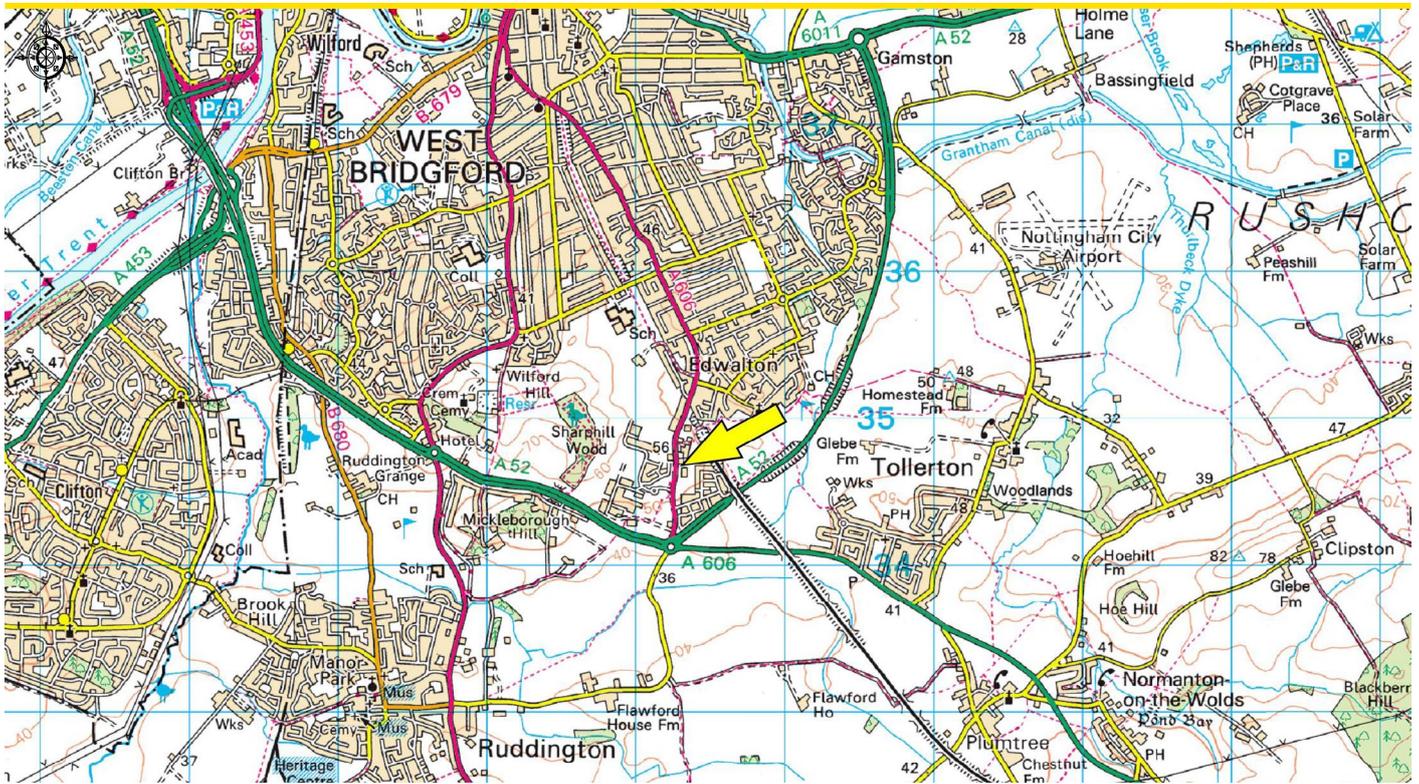
## Key Highlights

- Planning consent to convert two barns into two residential dwellings
- Situated on a high quality new residential development
- Sought after high value residential area
- Attractive and accessible location

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Indicative Sale Site

## Location

The Site is situated in Edwalton, a suburb to the south of Nottingham. Located approximately four miles (6 km) south of Nottingham City Centre and within Rushcliffe Borough Council's District area, Edwalton is well connected due to its proximity to a number of arterial roads including Melton Road (A606), Loughborough Road (A60), and the outer Ring Road (A52). These provide efficient access to Nottingham City Centre as well as the surrounding towns and suburbs including Tollerton, Loughborough, Mansfield, Melton Mowbray, Bingham, Derby and Leicester. The A52 Ring Road also provides direct access to the A453 and A610 which link to J24, J25 and J26 of the M1 Motorway. Edwalton is also synonymous with good primary and secondary schools, with Edwalton Primary School and Rushcliffe Secondary School (rated good and outstanding by Ofsted respectively) located in the suburb.

Nottingham Railway Station is situated approximately three miles (5 km) to the north of the subject site and due to the position of the site adjacent to Melton Road (A606), there are a number of bus links which provide efficient access to the City Centre and surrounding areas of West Bridgford, Edwalton, Keyworth, Tollerton and Plumtree. West Bridgford town centre is located approximately two miles (3 km) from the site and provides a range of retail and leisure amenities from both independent and national occupiers, such as M&S Simply Food, Co-Op, Boots, Carluccios, Côte Brasserie, Pizza Express, Cafe Nero, Costa and Oliver Bonas. Morrisons supermarket as well as a number of public houses and Edwalton Golf Course are also situated within one mile of the Site.

## Description

The Site comprises two existing barns located on the Bellway Homes new residential development, known as The Hall. It is bound to the north by residential properties located on Hill Farm Court with the Bellway development abutting the Site to the east, south and west. The barns comprise brick construction with tiled roofs and wooden doors and are currently connected via a car port. A structural survey of the barns has been conducted and this will be provided as part of the technical pack upon request.

## Site Area

The Site extends to approximately 0.05 ha (0.12 acres).

## Planning

The Site is covered by the Rushcliffe Borough Council Local Plan Part 2 which was adopted in October 2019. The Site has a strategic allocation within the Local Plan and is within the boundaries for the Edwalton Sustainable Urban Extension.

The Site benefits from planning consent to convert two existing barns into two residential dwellings, which was granted on 20 July 2018.

**Planning Reference: 18/00457/FUL**

## EPC Rating

An EPC will be provided by the Agents upon request.

## Services

Purchasers are to make their own investigations as to the capability and capacity of services for this scheme.

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## Local Planning Authority & Highways

The local planning authority is Rushcliffe Borough Council.

Interested parties are encouraged to undertake their own due diligence with the local authority to support their offer.

## Rushcliffe Borough Council

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

## Technical Pack

All pertinent information is available upon request in the form of a technical pack. Please speak to the Agents to arrange for this to be sent.

## Method of Sale

The Site is offered for sale by way of Private Treaty.

Offers should be made in writing, should not relate to any other offer and should include the following:

- Brief explanation on due diligence
- Proposed timescales for exchange and completion
- Solicitors details
- Confirmation of availability of funds

All offers are to be for a specific sum in pounds sterling and are to be exclusive of VAT which may be chargeable and payable by the purchaser in addition to the fixed sum offer.

## Tenure

The Site is held freehold and is available with vacant possession upon legal completion.

## Guide Price

We are inviting offers in the region of £400,000 for the freehold interest of the site comprising the two barns.

## VAT

Whether VAT is applicable on this transaction will be confirmed by the Seller's solicitors.

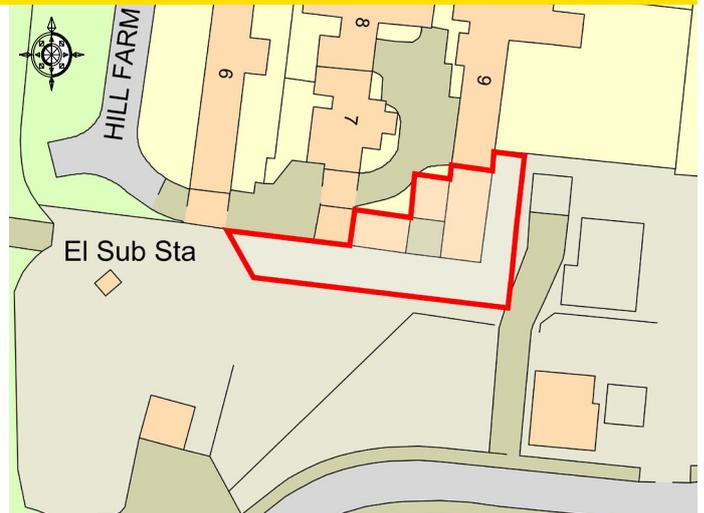
## Legal Costs

Please note that each party will be expected to be responsible for their own legal fees.

## Viewing Arrangements

The Site is secure but can be seen from the road when the development is open. Please notify the Agents before you access the Site.

Please note that neither the Seller nor their Agents take any responsibility for loss or injury on Site, all viewings are undertaken at your own risk.



Indicative Sale Site



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## Contact

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