

# LAND TO THE NORTH OF OCCUPATION ROAD

Bulwell, Nottingham NG6 8RX



## Key Highlights

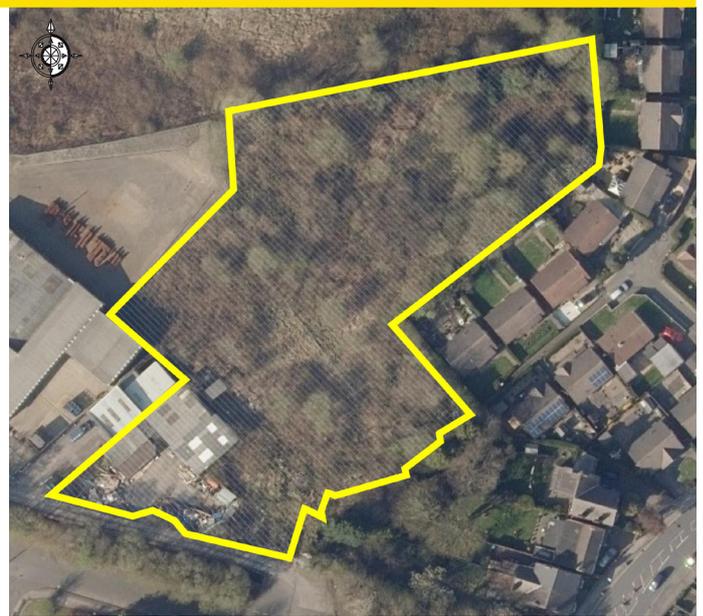
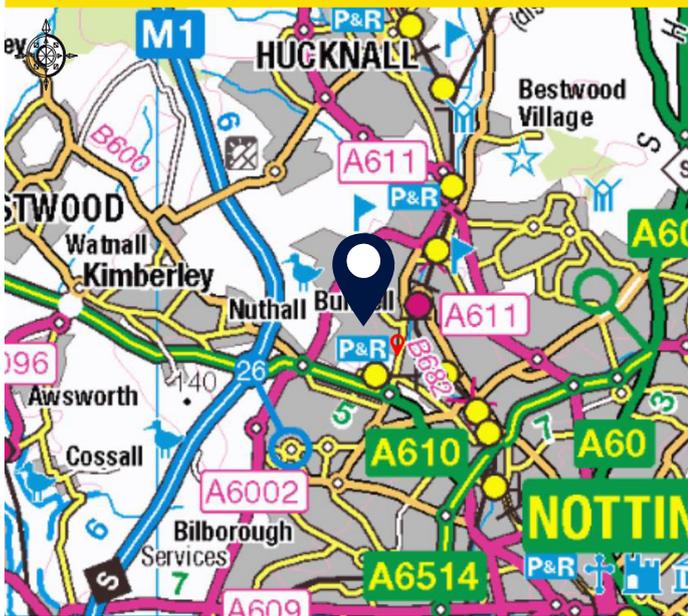
- 1.63 acre (0.66 hectare) industrial development site
- Within 2 miles of Junction 26, M1 via A610
- Close to Phoenix Business Park, Park & Ride Scheme and NET tram terminus
- Rare opportunity to acquire commercial development land
- Planning consent for B1, B2 and B8 development
- Proposed scheme envisages 17 self-contained units

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### Location

The site lies off Cinderhill Road, close to Phoenix Business Park which is regarded as one of Nottingham's principal business parks. Road communications are excellent with Junction 26 of the M1 motorway lying within two miles via the A610 dual carriageway.

Both the Phoenix Park & Ride and Tram terminus lie within close proximity of the site.

More specifically, Occupation Road lies off Chase Park which in turn connects with Cinderhill Road on the southern outskirts of Bulwell.

### The Site

The site has good frontage to the north side of Occupation Road and extends to approximately 1.63 acres (0.66 hectares).

The site is relatively level and undeveloped with the exception of a small redundant workshop building in the south west corner of the site.

### Data Site

All available site information is held on a dedicated Data Site, including the relevant planning documentation and plans. The following list includes the information available but is not an exhaustive list:

- Decision Notice
- Fulling planning pack of documentation and drawings
- Habitat & Protected Species Report
- Noise Impact Assessment
- Indicative Drainage Strategy
- Transport Assessment
- Title Plan & Register

Please contact the agents for access to the Data Site.

### Contact

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### Town Planning

Planning consent was granted in July 2019 for a mixed B1, B2 and B8 industrial scheme under planning application ref: 18/01656/PFUL3. The proposed scheme envisages the development of industrial/warehouse units ranging in size from 466 sq ft to 3,363 sq ft (43 sq m - 312 sq m), mostly arranged as terraced units around a central estate road, with ancillary loading forecourts and car parking. The proposed development will provide 17 units totaling approximately 2,444 sq m (26,300 sq ft) of commercial floor space.

### Tenure

Freehold with vacant possession available upon completion.

### Services

Prospective purchasers should satisfy their own enquiries with the local authority and providers as to the availability, suitability and capacity of all services to the site.

### Anti Money Laundering (AML)

Any offers accepted are subject to AML checks.

### Guide Price

Available upon request.

### Legal Costs

Each party are to bear their own legal costs in connection with this transaction.

### VAT

We understand that VAT will not be chargeable upon this transaction. This is subject to confirmation from the Seller's solicitors.

### Viewings

Please contact the Sole Agents, Savills for access to the site.

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