

FOR SALE

# LAND AT SOUTHCHURCH DRIVE

Clifton, Nottingham, NG11 8AQ



## Key Highlights

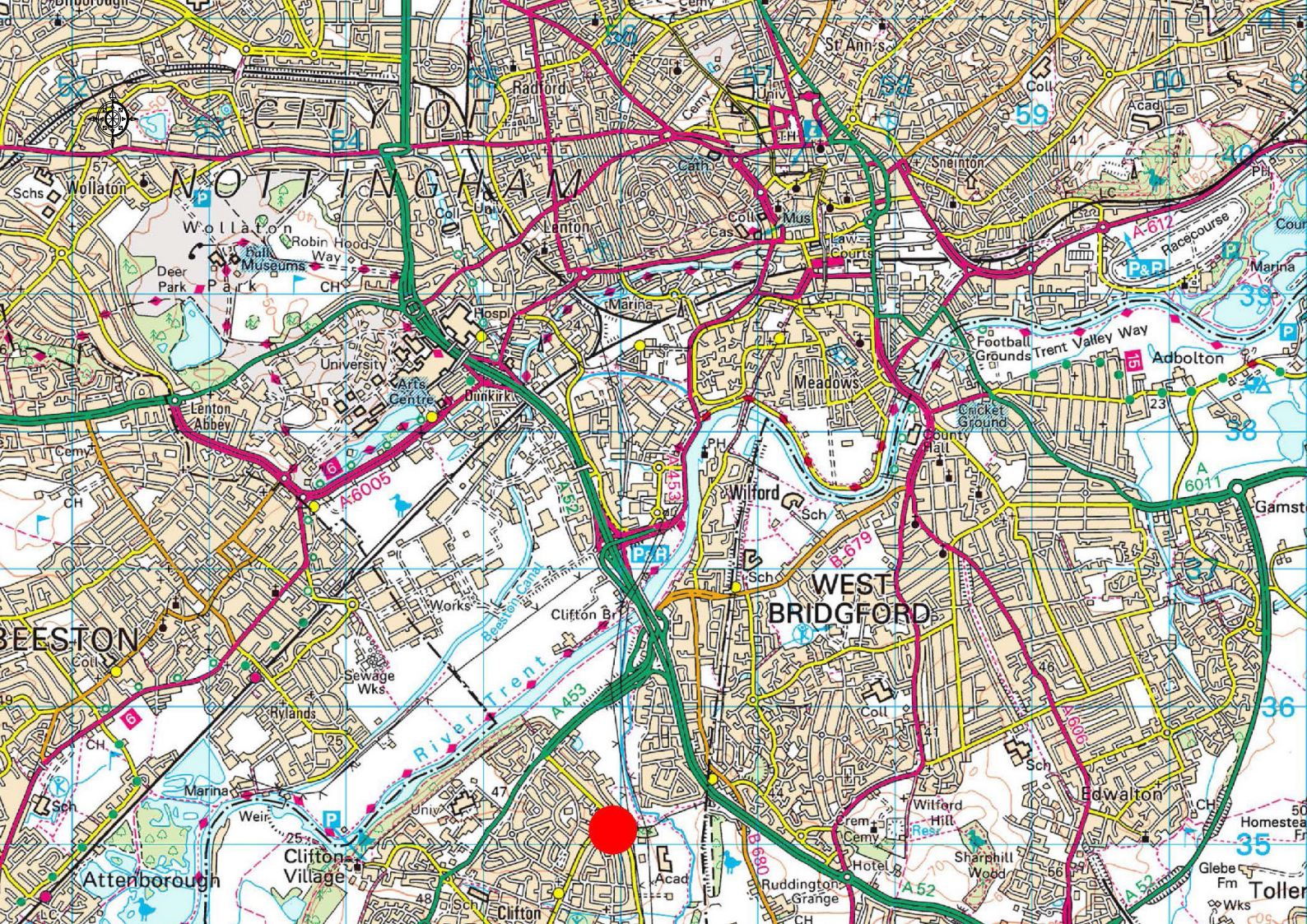
- Freehold development site for sale
- Excellent accessibility and proximity to Nottingham City Centre
- Located 800 metres north-east of Clifton centre
- Site extends to approximately 1.02 acres (0.41 Ha)
- Residential, Care or Retail opportunity
- Informal Tender Deadline is noon 14 May 2025

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## LOCATION

The Property is situated within the Clifton suburb of Nottingham, lying approximately 5 miles (8km) south-west of the city centre. Nottingham is the county town of Nottinghamshire and the largest urban area in the East Midlands. Clifton is well served by a range of amenities that include Lidl, Clifton Downs Shopping Centre, a walk-in NHS centre, Clifton Leisure Centre and Nottingham Trent University Clifton Campus. Dovecote Primary and Nursery School (OFSTED 'Good' 2019) is the nearest primary school, located 0.2 miles (0.3 km) to the west and Farnborough Spencer Academy (OFSTED 'Good' 2022) is the nearest secondary school at 0.3 miles (0.5 km) to the south-east.

Clifton also benefits from easy access to a wider range of retail and leisure facilities situated within Nottingham's city centre, such as the The Exchange, Flying Horse Walk and Victoria Centre, which is easily reached by road via Clifton Boulevard and Queens Drive (15 mins). There are also regular tram services provided by Nottingham Express Transit, with stops throughout Clifton. The tram runs from Clifton South to Hucknall and passes through Nottingham Railway Station. This provides access to Derby (23 mins); London St Pancras (1hr 40 mins); Birmingham (1hr 17 mins), and Manchester (1hr 50 mins).

Clifton also benefits from strong road connections via the A453 towards Junction 24 of the M1 located 7 miles (11km)

south-west, Derby 18 miles (29km) to the west, Loughborough 13 miles (21km) south and East Midlands Airport 9 miles (14km) south-west.

## DESCRIPTION

The Property comprises land that was formerly the site of St Francis Church and a detached dwelling that was the associated vicarage. It is understood that the dwelling has a total floor area of 1,991 Sq. Ft (185 Sq. M) and is currently occupied on an assured shorthold tenancy (AST).

It is bound by residential dwellings to the south-east and south-west which predominantly comprise two storey, semi-detached housing. At the site's north-west boundary is Southchurch Drive North tram stop and at the north-east boundary is the intersection of Southchurch Drive and Farnborough Road.

## THE SITE

The Site is largely flat in gradient and extends to approximately 1.02 acres (0.41 Ha) across three Titles detailed below:

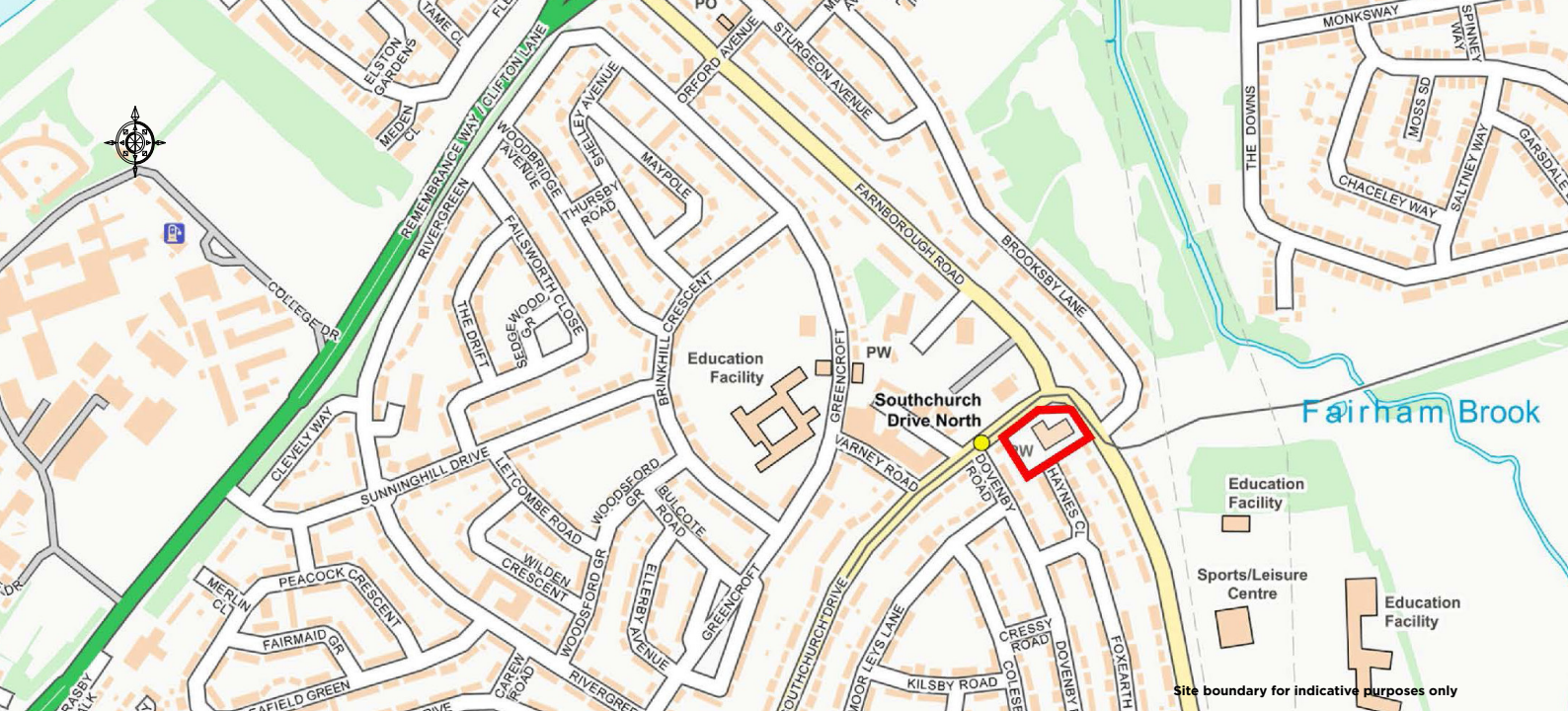
- NT560250 & NT560274 - Approximately 0.66 acres (0.27 Ha) comprising the former St Francis Church
- NT560257 - Approximately 0.36 acres (0.14 Ha) comprising the former vicarage

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## PLANNING

The Property falls within the jurisdiction of Nottingham City Council with no recent or outstanding planning applications. The Property is considered to have potential for redevelopment for residential, retail or care uses (subject to planning). Interested parties are encouraged to make their own enquiries to the local authority regarding any proposed uses.

## TENURE

The Property is to be sold Freehold with vacant possession and is held under Title Numbers NT560250, NT560274 and NT560257.

## METHOD OF SALE

The Site will be sold by way of Informal Tender with a deadline for offers of **noon on Wednesday 14 May 2025**.

We are inviting offers on a Subject to Planning or unconditional basis for the entire property.

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

- Purchasing entity
- Any conditions relating to your offer
- Proposed timescales
- Solicitor's details
- Confirmation of funding and payment profile

Offers should be addressed to:

### Ben Glover and Joe Houlcroft

Savills (UK) Ltd, Standard Court, Park Row,  
Nottingham, NG1 6GN

Offers may be submitted via email to:

[bglover@savills.com](mailto:bglover@savills.com) and [joseph.houlcroft@savills.com](mailto:joseph.houlcroft@savills.com)

Please note that the Seller will not be obliged to accept the highest or indeed any other offer and will not be responsible for any costs incurred during the due diligence period.

## VAT

To be confirmed by the Seller's solicitor.

## SERVICES

We understand that Mains services are available. Interested parties are to make their own enquiries of the relevant service providers.

Prospective purchasers should satisfy their own enquiries to the relevant Authority as to the suitability, capacity, connectivity and exact location of services.

## LEGAL COSTS

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

## VIEWINGS

Strictly by prior appointment with Savills only.

Please note that the Landowner nor their Agents take any responsibility for loss of injury on Site, all viewings are undertaken at your own risk.

## CONTACTS

For further information  
please contact:

### Ben Glover

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+44 (0) 750 322 3385

### Joseph Houlcroft

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