

Development Site

0.687 Acres (0.278 Hectares)

Site of Former Inn on The Hill Public House, Greenwood Road, Nottm, NG3 7EA

For Sale



- Development site
- Freehold
- Suitable for a variety of uses (subject to planning)
- Close proximity to Nottingham Academy Building



Development Site

Site of Former Inn on The Hill Public House, Greenwood Road, Nottm, NG3 7EA

Location

The site is located on Greenwood Road in close proximity to Sneinton Dale in the Sneinton area of Nottingham. The site is located approximately 1.2 miles (1.9 kilometres) east of Nottingham city centre and lies within a residential area.

Site Area

From information taken from Ordnance Survey mapping software we calculate the site extends to approximately:-

0.687 Acres (0.278 Hectares)

Town & Country Planning

Having spoken with the Duty Planning Officer at Nottingham City Council (Tel. 915 5555) we confirm that the site still has an A4 Use – Drinking Establishment. Interested parties should consult their own architects and planning consultants to ensure their intended use for the site will be achievable/lawful.

Development Opportunity

The site is considered suitable for a wide range of development opportunities due to its prominent location in an established residential area.

Method of Disposal

The vendors are seeking disposal of the whole site by way of private treaty. It is of paramount importance to the vendor that the buyer is to demonstrate deliverability in any offer.

Documents

We are able to provide interested parties with the following documents:-

- Original searches undertaken by the current owners
- Arboricultural survey
- Phase 1 Habitat survey report
- Buried services plan
- Electricity disconnection confirmation from Western Power
- Asbestos clearance report
- Topographical survey
- Title plan

VAT

VAT will be levied on the purchase price at the prevailing rate.

Guide Price

Offers are sought for our clients freehold interest.

Viewings

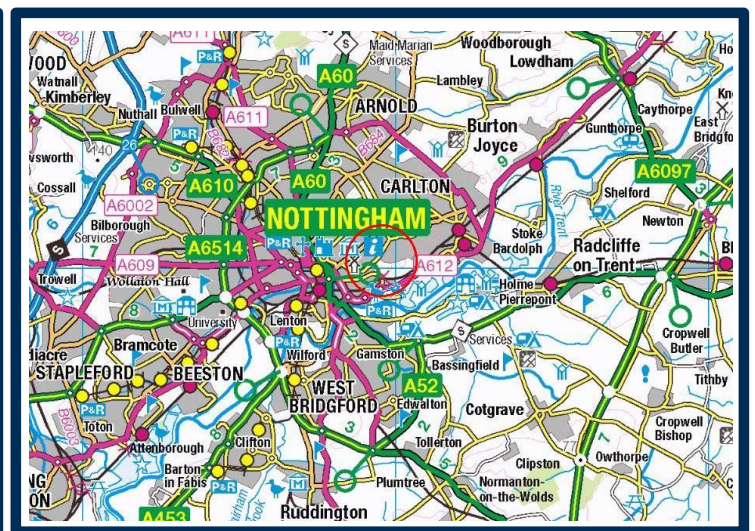
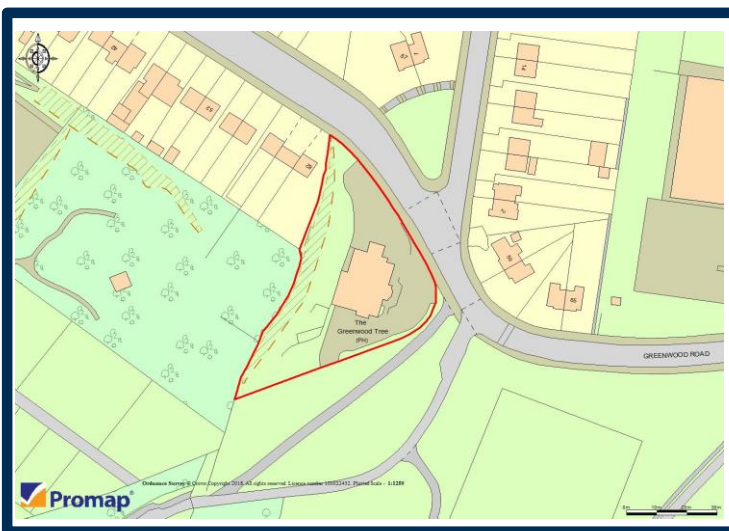
The agents will not be conducting viewings as the site is open to view to the general public from the roadside.

Legal Costs

Each party to the transaction will be responsible for their own legal costs incurred in the sale of the site. However, the purchaser is to provide the vendor with a undertaking for costs in the event of an abortive transaction.

Our Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.



Charlotte Steggle
T: 0115 989 7098
E: charlotte@ng-cs.com

Sunny Landa
T: 0115 989 7091
E: sunny@ng-cs.com

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: SL/RKM/8508 18/03/19