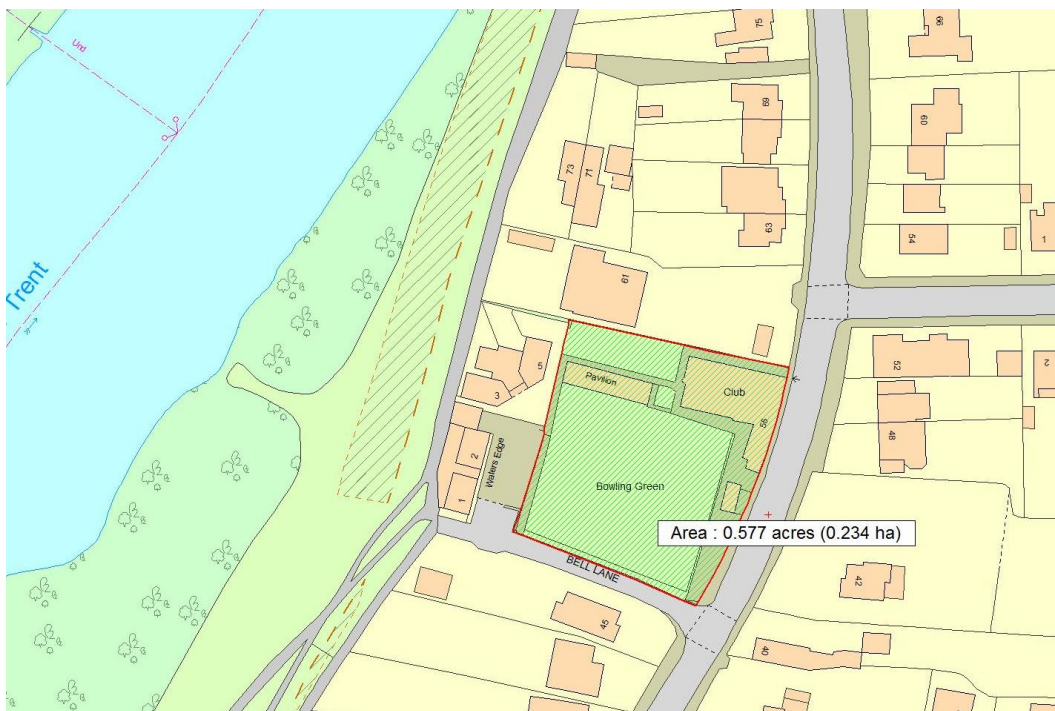


55 Main Road | Wilford
Nottingham | NG11 7AP

Rare Development Site For Sale (subject to planning)

0.58 acres (0.23 hectares)



- Former Bowls & Social Club
- Prime development opportunity (STP)
- Affluent village location
- 0.58 acres (0.23 hectares)
- Close to Tram Network
- Unconditional and conditional offers considered



For Sale



Location

The site is located on Main Road, Wilford Village which is an affluent suburb situated approximately 4 miles from Nottingham City Centre and 2 miles from West Bridgford town centre.

Wilford is predominantly a residential location benefitting from amenities including two public houses and a Co-op convenience store. In addition, the village is served by Nottingham NET Tram Network, giving it direct access to Nottingham City Centre and further afield.

The residential property market within Wilford is buoyant and has seen positive growth over the last few years.

The Site

The site measures approximately 0.58 acres and was previously home to the Wilford Bowls and Social Club which is now vacant. The site comprises the former social club which fronts the Main Road with bar and lounge accommodation along with ancillary pavilion and bowling green.

Site Area

The site measures approximately: -

0.58 acres (0.23 hectares)

(This information is given for guidance purposes only)



Price

We are instructed to seek offers for the freehold of the site on a subject to planning basis. Price on application.

Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the property is assessed as follows:

Rateable Value 2017: £7,300

The current UBR is 48.0p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Planning

The site is suitable for a variety of uses subject to obtaining the relevant planning consent, but in particular residential development.

For further information contact Nottingham Council on 0115 8764447.

VAT

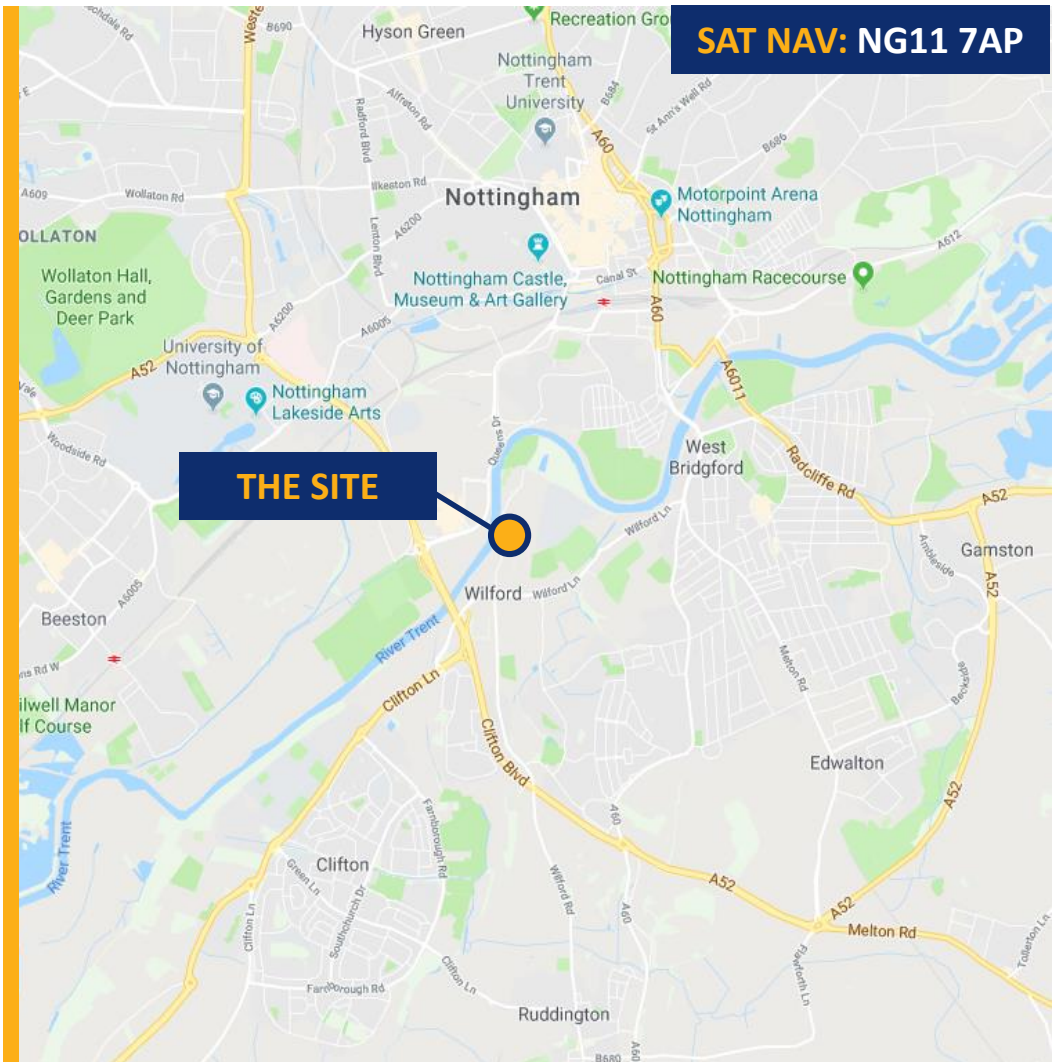
VAT is applicable at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

SAT NAV: NG11 7AP

THE SITE



For further information or to arrange to view please contact:

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