

Nottingham City Council

Propertyplus

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

(subject to planning)

4.51 ACRES (1.83ha) or thereabouts



Former Sandfield Centre, Sandfield Road, Lenton, Nottingham
NG7 1QH

- 4.51 acres (1.83 ha) or thereabouts
- Offered as a cleared site, freehold with vacant possession
- Approximately 1 mile from the Queens Medical Centre and the University of Nottingham
- Offers sought for the freehold interest by 12:00 noon on 31st July 2015

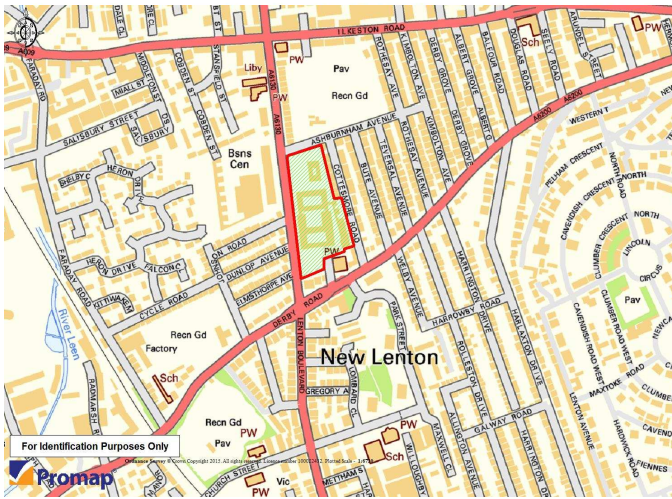
Call **0115 8763000**

Visit www.nottinghamcity.gov.uk/propertyplus
Email property.plus@nottinghamcity.gov.uk

Loxley House, Station Street, Nottingham, NG2 3NG



Nottingham
City Council



The Location

The site is situated in a prominent position just off the A6200 Derby Road which is a main arterial route in to Nottingham. The site benefits from a large frontage to Lenton Boulevard, part of Nottingham's inner ring road. The site is within an established residential area approximately 1 mile from both the Queens Medical Centre and the University of Nottingham and approximately 1.3 miles West of Nottingham City Centre. Over £20 million is being spent in the immediate vicinity of the site demolishing 5 tower blocks and replacing them with a mix of new homes.

The Site

The site extends to 4.51 acres (1.83ha) or thereabouts and was formally known as the Sandfield Centre. The buildings on site are to be demolished by the Council. The cleared site is being offered for sale freehold, with vacant possession. It is anticipated that all buildings will be demolished by the end of January 2016

Planning

Full planning comment is provided as part of the information pack.

Tenure

The site is offered freehold with Vacant Possession.

Price

Offers are being sought, no guide price will be given.

Costs

In addition to the purchase price an additional charge of 2% of the sale price will be charged on completion by the vendor's to cover the cost incurred in the selling of the property.

Information Pack

An information pack including the items listed below will be made available as soon as possible to be viewed and downloaded from the following link:

<http://www.nottinghamcity.gov.uk/sandfield>

- Planning Comment
- Statutory Searches
- Title information
- Stage 1 site investigation
- Topographical Survey
- Ecological Assessment including preliminary ecological assessment, arboricultural survey, arboricultural impact assessment
- Desk top archaeological assessment
- Utility survey

Method of Sale

The site is to be sold by informal tender. Your offer and supporting information should be with us no later than:

12:00 noon on Friday 31st July 2015

Offers should be made in writing for a fixed and specified sum and be marked " Sandfield Centre: strictly private and confidential" - for the attention of "Mr Rod Martin" and sent to Nottingham City Council, Loxley House, LH Box 26, Station Street, Nottingham NG2 3NG.

Offers should not relate to any other offer and should include:

- Details of the proposed scheme. Including indicative drawings
- Name and address of the purchaser, with a summary of track record
- Proof of funds available for the purchase
- Any conditions relating to the offer
- Proposed time scales for satisfying any contract conditions and completion of the proposed development which will be incorporated in to the sale contract
- Solicitors details

The Council for themselves and for the vendors or lessors of this property give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:
- (ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them:
- (iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatever in relation to this property.

VALUE ADDED TAX

Value added tax may apply to this transaction. All figures quoted exclusive of VAT. Applicants must satisfy themselves on the VAT position if necessary by seeking independent advice.