



Aerial Photography, copyright Bluesky International Ltd. 2016.

FOR SALE

**UNCONDITIONAL OFFERS
INVITED FOR FREEHOLD**

Approx 6.04 acres of residential development
land with outline planning permission

Chase Farm, Mapperley Plains
Nottingham
NG3 5RJ

Nottingham
Propertyplus

Property Summary

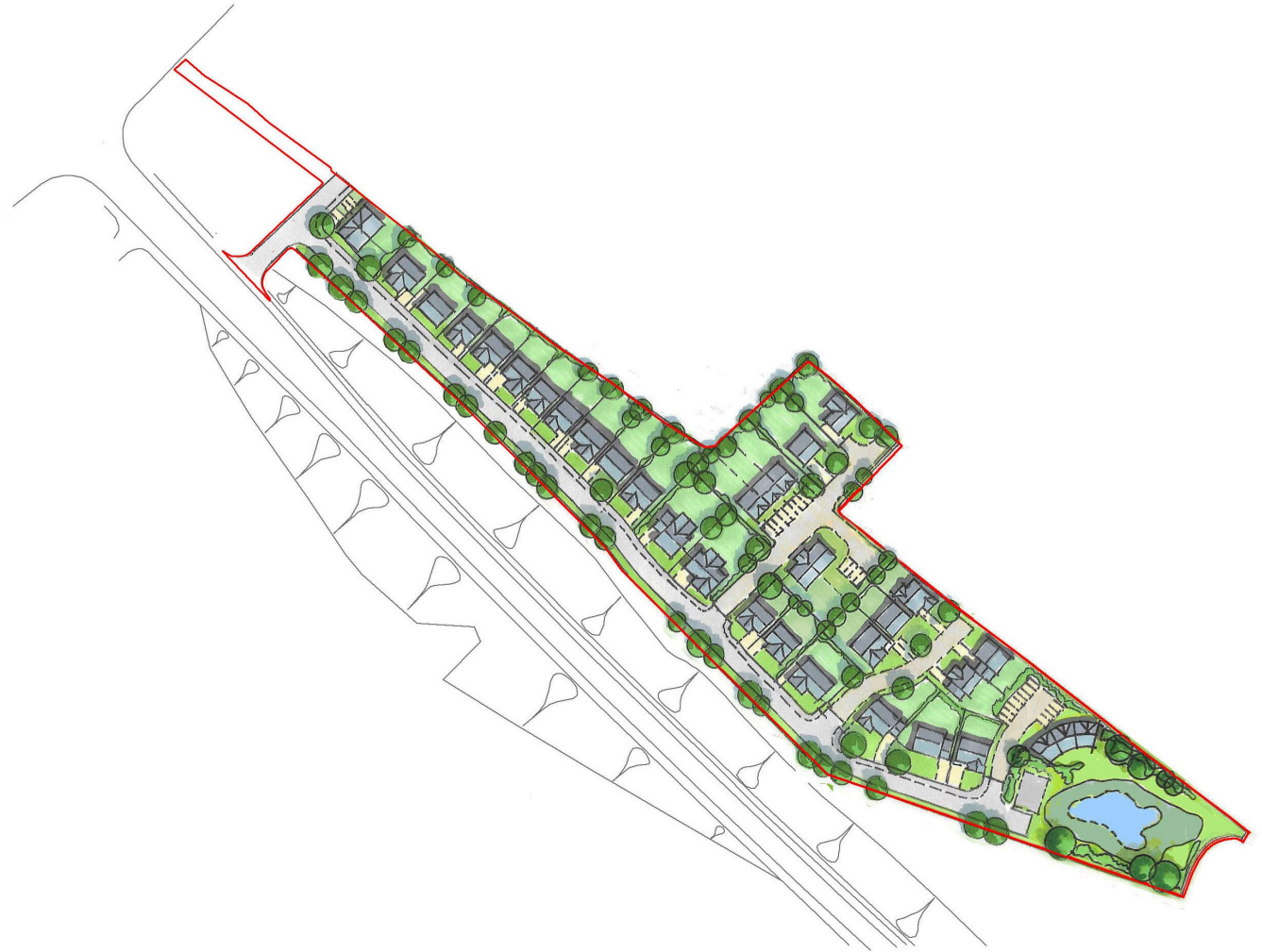
- Approximately 6.04 acres of residential development land with Outline PP
- Developable SHLAA Site in Gedling Borough Council Local Plan (STPP)
- Access designed into the new Gedling Access Road (GAR)
- Would suit a high quality residential scheme. Outline permission granted
- Unconditional offers only invited by informal tender

Location: Nottingham

Nottingham is centrally located and well-connected within the UK, and the perfect platform for commercial links into Europe.

Improvements such as the A453 duelling, the facility improvements at Nottingham Station, the Ring Road, and the completion of two new tram lines have dramatically improved connectivity, particularly from the M1 to the city centre and within the city itself.

Further proposals include HS2 and the East Midlands Airport expansion, which will take Nottingham's connectivity and productivity to another level, giving the city great advantages for long term investors.



Location

The land is situated off Mapperley Plains a desirable residential area that has seen significant new build housing in recent years. Access is via a farm track, but with detailed planning permission for a new spur road access via the proposed Gedling Access Road which is due to be completed by winter/spring 2020.

Description

Comprising former farm land used for hay cutting and grazing, this sloping site extends to approximately 6.04 acres and has a recently cleared development footprint following the demolition of the old derelict farmhouse, cottage and ancillary agricultural buildings. These works included full bat mitigation under a Nature England Licence.

Planning

The site benefits from informal Planning Guidance which supports a residential redevelopment scheme together with a nomination for the land as a “developable” Strategic Housing Land Availability Assessment (SHLAA) site, in Gedling Borough Councils SHLAA 2017 Assessment. The site further benefits from a recently granted **detailed permission, ref: 2019/0500** in relation to access and **outline planning permission, ref: 2019/0764** for a residential redevelopment comprising twenty five (25) detached houses and twenty (20) apartments.



Tenure

The site is being offered on a Freehold basis with vacant possession.

Viewings

Initial viewings can be made to the site boundaries. This does not mean entering the site unaccompanied. Accompanied viewings to see the full extent of the land can be arranged by contacting Jeremy Bryce on 0115 876 3082 or 07947 198414, or emailing jeremy.bryce@nottinghamcity.gov.uk

Document Vault

<https://www.nottinghamcity.gov.uk/chasefarm>

Planning Information

Development Management matters are to be referred to:

Area Planning Manager
Gedling BC Planning Department
t: 0115 901 3733
e: enquiries@gedling.gov.uk

VAT

There is no option to tax

Costs

In addition to the purchase price 2% of the sale price will be charged on completion by the vendors to cover the costs involved in the selling of the land



Method of Sale

The site is to be sold by Informal Tender. Your written offer and supporting information should be presented in the following format by

12 noon on Friday 3rd April 2020

Offers should be made in writing for a fixed and specified sum and be marked “strictly private and confidential” - for the attention of “Mr Jeremy Bryce” quoting Ref: Chase Farm Tender, and sent to, Nottingham City Council, Box LH 26, Loxley House, Station Street, Nottingham NG2 3NG and must include the following information.

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

- Details of any proposed scheme, including indicative drawings which will be incorporated into the contract with an overage.
- Name and address of the purchaser/s, with a summary of track record
- Proof of funds available for the purchase and any proposed redevelopment
- Solicitors details

Note - The Council is not bound to accept the highest or any offer.

Price

Unconditional offers only are invited.



View looking southwest



View looking southeast

Property Plus Disclaimer

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

(i) The particulars are set out as a general outline only for the guidance of intending purchasers, 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 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, or warranty whatsoever in relation to this property.

(iv) General information provided about the property's location and Nottingham has been taken from published documents and refers on occasion to future proposals and aspirations which may change.

Information for prospective purchasers is available in other formats on request.

Nottingham City Council
Property Plus
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Station Street
Nottingham NG2 3NG

t: 0115 876 3000
e: property.plus@nottinghamcity.gov.uk
w: www.nottinghampropertyplus.co.uk

