

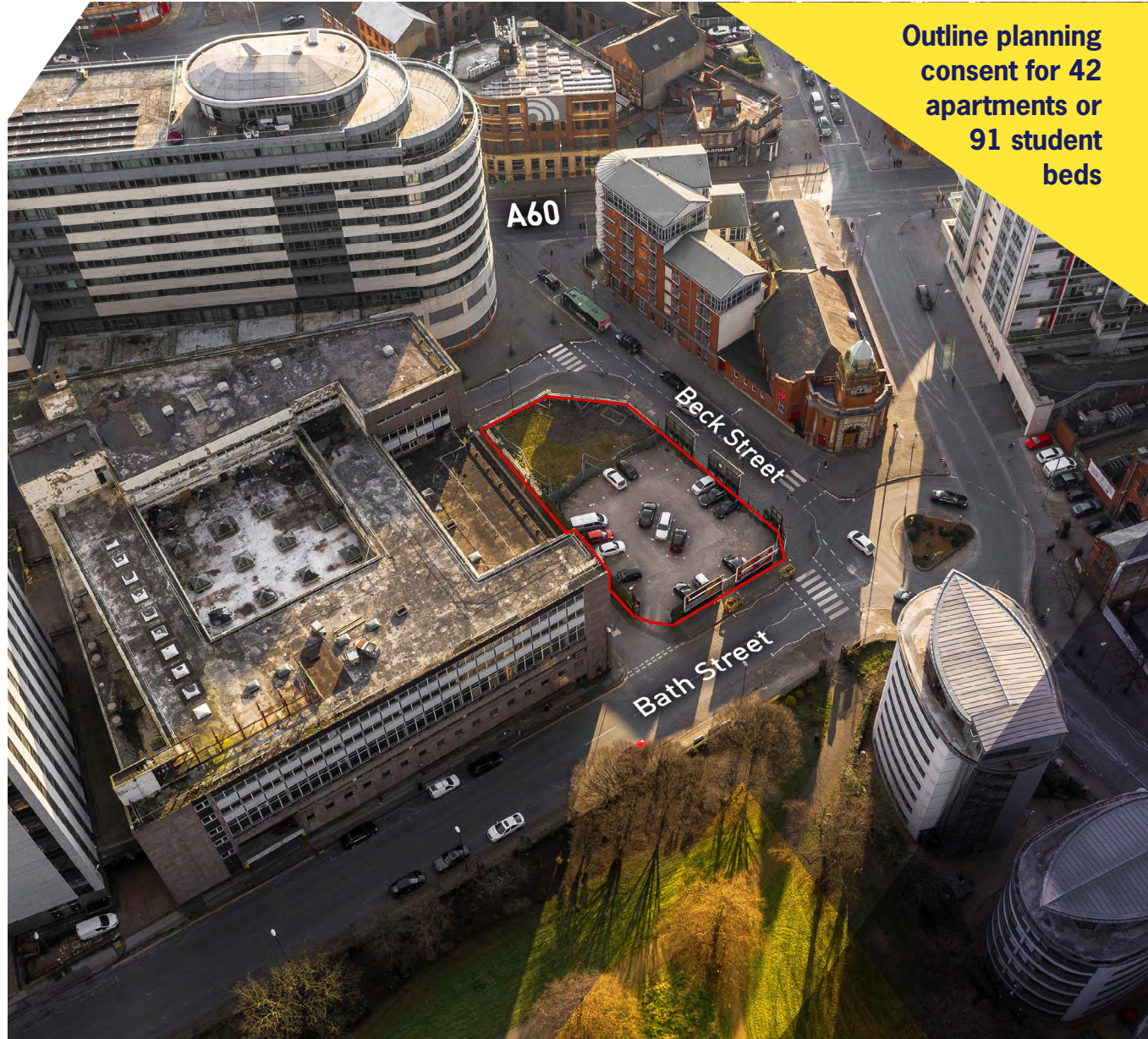
**CLEAR THINKING
PROPERTY ADVICE**

harrislamb
PROPERTY CONSULTANCY

FOR SALE
RESIDENTIAL LAND
COWAN STREET,
NOTTINGHAM,
NG1 1DY

**0.23 ACRE SITE
(0.094 HA) APPROX.**

WWW.COWANSTREET.CO.UK



**Outline planning
consent for 42
apartments or
91 student
beds**

LOCATION

The site is located close to Nottingham City Centre on land currently used as a car park (35 parking spaces) adjacent to Victoria Park. The site is circa 0.23 acres (0.094 hectares).

The A60 (Huntingdon Street) runs to the South of the site and is one of the main arterial roads through Nottingham City Centre, providing a key link to the Motorpoint Arena. Similarly St Ann's Well Road (which becomes Beck Street at the roundabout adjacent to the site) is an important route into the city centre and as such emphasises the site's prominent location, particularly when situated next to an entrance to Victoria Park. The site is well connected by foot and is a short walk (approx. 7 minutes) to Nottingham Lace Market.

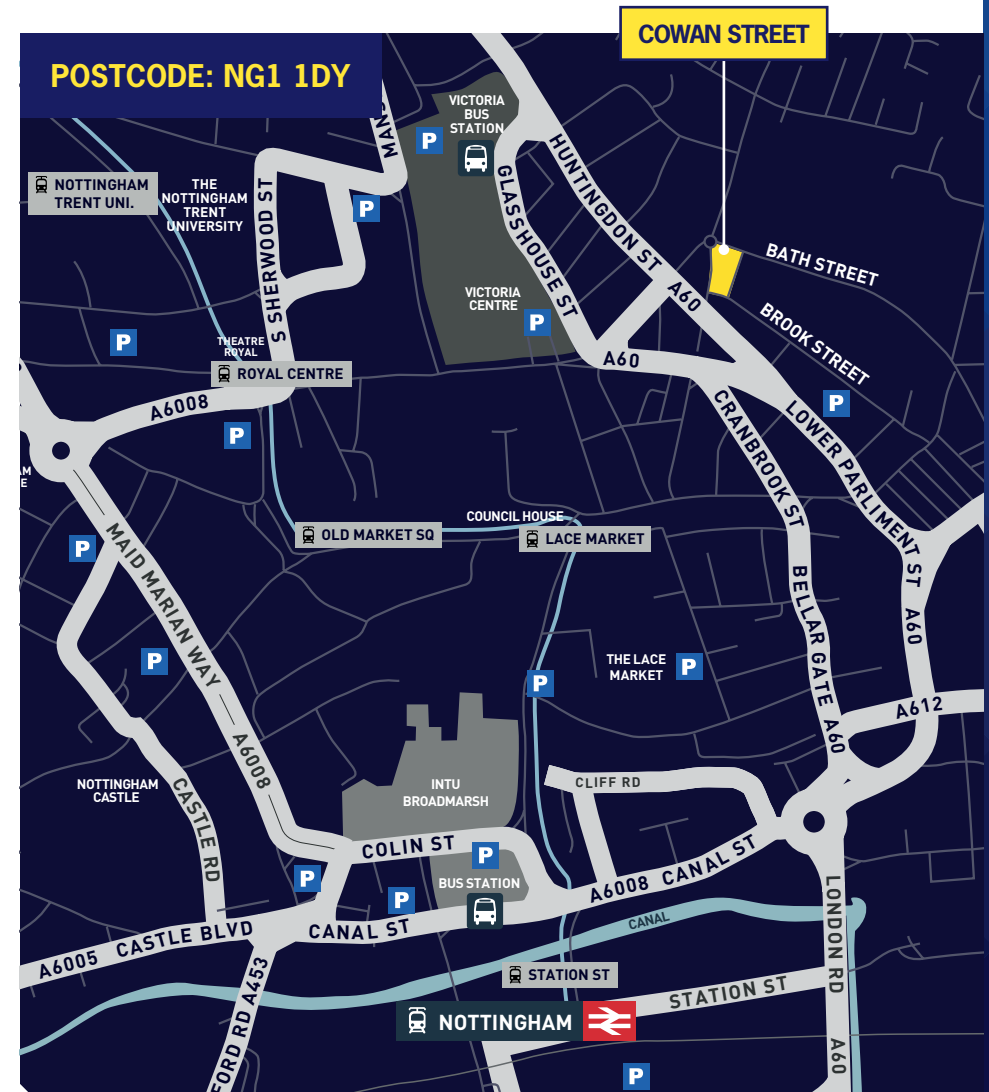
The site is within one mile of Nottingham Trent University and three miles from the University of Nottingham.

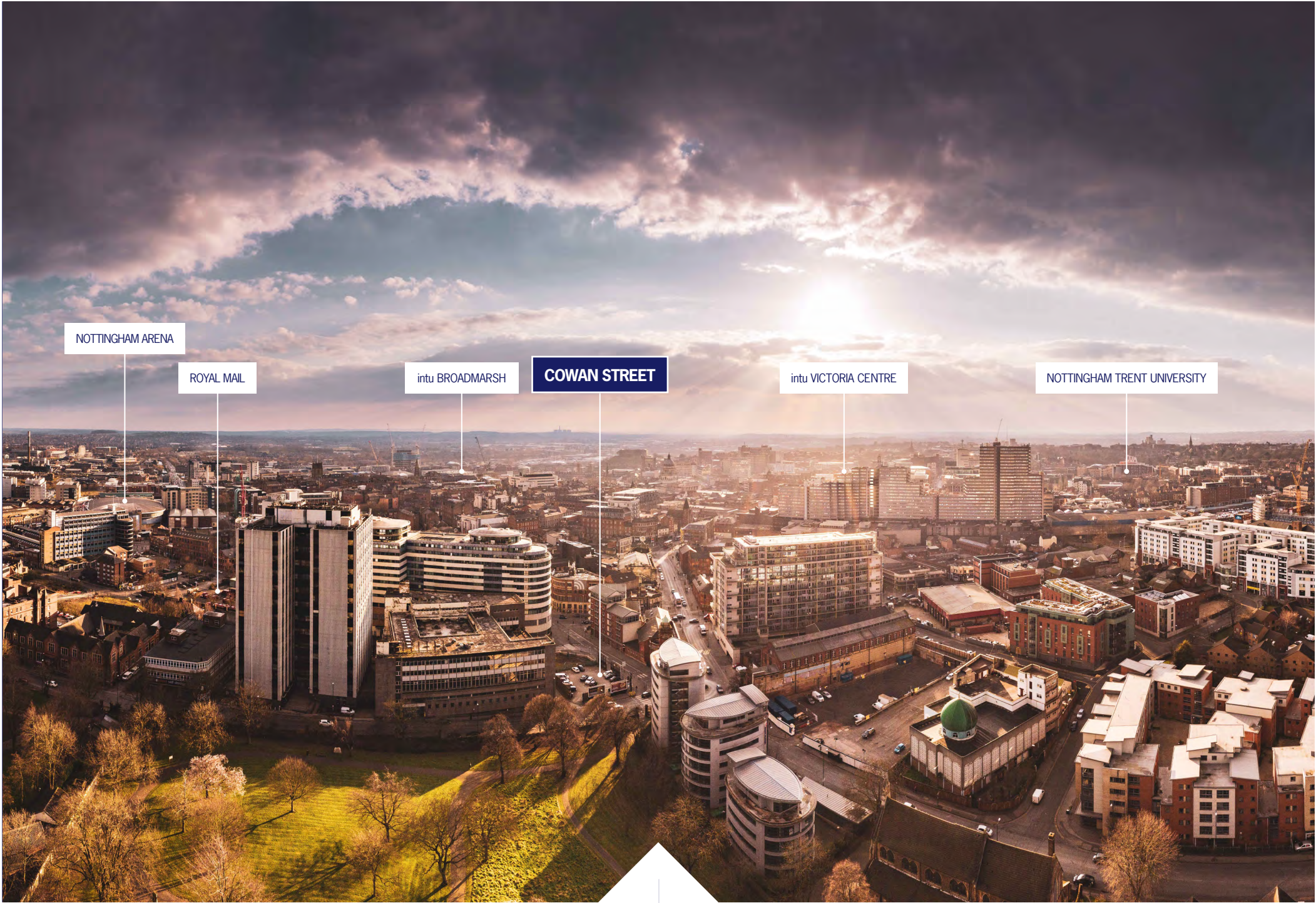
DESCRIPTION

The site consists of a cleared parcel of land, part currently being occupied by a car park. Buildings in the vicinity are typically commercial or residential and range between 5 to 9 storeys in height. The neighbouring concrete building on Cowan Street is currently proposed to be converted into residential apartments whilst on the corner of Beck Street (the Salvation Army building) adds prominence and character to the area and has therefore been of consideration during design development.

There is also significant variation in the materiality of the local buildings, concrete, brick, stone and rainscreen cladding being the predominant materials used giving the area an eclectic mix of architectural styles.

CLICK THE BUTTONS BELOW TO EXPLORE THE SITE:





NOTTINGHAM ARENA

ROYAL MAIL

intu BROADMARSH

COWAN STREET

intu VICTORIA CENTRE

NOTTINGHAM TRENT UNIVERSITY



PLANNING

The site has outline planning permission with a signed S106 agreement, from Nottingham City Council. The accommodation comprises either 42 residential apartments or 91 student beds. Details can be found on the [Nottingham City Council website](#), application number 18/00565/POUT. The site is not within a Conservation Area however does lie between the Lace Market and Sneinton Market Conservation Areas (incorporating Victoria Park/ St Mary's Rest Park).

TENANCY INFORMATION

Licensor:	Telereal Trillium
Licensee:	Primesight Ltd (advertisement hoardings)
Licence Period:	Holding over
Break:	The Licensor may end this Licence on giving not less than three months' prior written notice at any time
Licence Fee:	£3,750 pa.

Landlord:	Telereal Trillium
Tenant:	RCP (public car park)
Term:	3 year (expires Sept 2023)
Break:	Mutual one month rolling break clause
Rent:	£15,000 pa. Not protected under the L&T 1954 Act.



DATA ROOM

A suite of documents and reports can be obtained via our dedicated data room, which can be accessed by visiting the website

www.cowanstreet.co.uk

The content includes but is not limited to:

- Approved Plans
- Signed Section 106
- Outline Approval Decision Notice
- Geo-Environmental Preliminary Risk Assessment

The password can be obtained from Kalvinder Kaur
kalvinder.kaur@harrislamb.com

Telereal Trillium are under no obligation to sell.



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OFFERS

Offers are sought on an unconditional basis.

VAT

The property is elected for VAT.

VIEWINGS

Viewings can be arranged by appointment.



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