



# A superb development opportunity

**Land at Babbington Hall, Babbington, Nottingham. NG16 2SS**

Guide £945,000 Freehold









Planning approved for 5 dwellings • About 1 acre site with far reaching views • Former grounds of Babbington Kennels • About 3.5 miles from the M1 motorway • Plans for three 5 bed houses and two 4 beds

### Local information

Babbington is situated approximately 7 miles north-west of Nottingham City Centre and approximately 12 miles east of Derby City Centre.

The area is predominantly residential, popular with families and professionals due to its accessibility. Kimberley (1.7 miles) and nearby Giltbrook retail park (2 miles) benefit from many of the amenities which you would expect a built up area to have such as shopping, dining, sport recreation facilities, library, two childcare nurseries, schools and public transport.

Several major arterial routes run nearby, to include both the M1 Motorway (3.5 miles) and the A610 (1.6 miles). In addition, Pheonix Park tram stop provides access to Nottingham and is located within 5 miles from the site, whilst Ilkeston Railway Station can provide rail access to London in about 1 hour 58 minutes.

### About the site

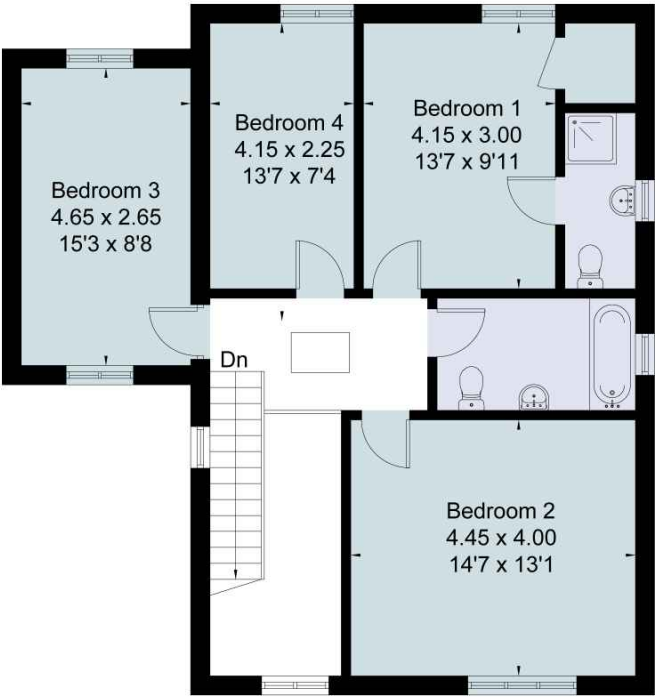
A rare opportunity for a developer to acquire a bespoke development site in a unique location, occupying an elevated position with far reaching views to the south and west aspects.

Planning permission has been granted for 5 dwellings within the 1 acre site which makes up the former grounds of Babbington Kennels. The total proposed floor area of the 5 dwellings is just over 10,000sq ft, arranged into two four bedroom properties and three five bedroom dwellings.

UNITS 1 & 2 Units 1 and 2 are generous, 5 bedroom detached properties measuring 2182sq ft over two storeys. The ground floor is to comprise of a living room to the rear aspect, snug / bedroom 5 to the front, a spacious open plan kitchen diner with bi-fold doors out, a study and a utility room. To the first floor there will be four bedrooms, two of which will be en suite and a family bathroom.



Ground Floor



First Floor



Front Elevation  
1 : 100



Rear Elevation  
1 : 100

UNIT 3 The largest proposed dwelling on the site, unit 3 measures 2418sq ft, arranged over two storeys, with the ground floor to include a living room to the rear aspect, snug / study to the front, an open plan kitchen diner with bi-fold doors out, a utility room, cloaks cupboard and an integral single garage. To the first floor there will be five bedrooms, two of which will be en suite and a family bathroom.

UNITS 4 & 5 Perhaps boasting the most impressive views on the development, units 4 & 5 are positioned to the west aspect, measuring 1733sq ft of accommodation. The ground floor is to comprise a living room to the front of the property, a kitchen diner to the rear with bi-fold doors out and a utility off, a WC and a study. There is to be four bedrooms at first floor level, one en suite.

PLANNING Full planning permission (reference 21/00049/FUL & appeal reference APP/J3015/W/21/3279776) was granted in February 2022 by Broxtowe Borough Council for ; demolition of existing kennels and construction of five new dwellings.

Details of the applications can be obtained from Broxtowe Borough Council planning portal at [www.planning.broxtowe.gov.uk/ ApplicationSearch](http://www.planning.broxtowe.gov.uk/ApplicationSearch) or from Savills upon request.

**Tenure; Freehold**

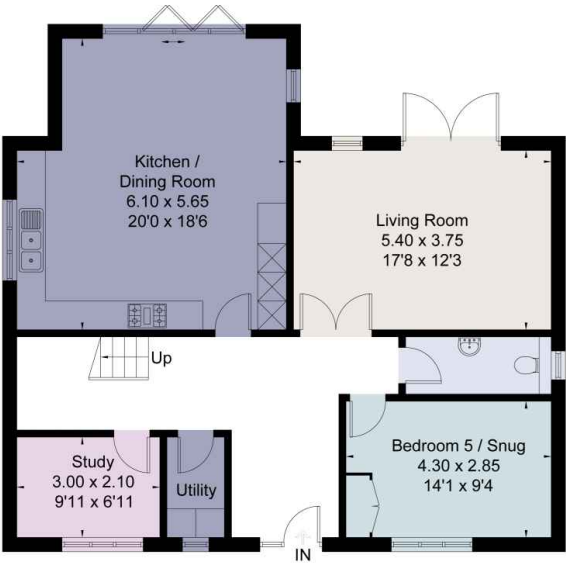
**Council Tax**  
Band = TBC

**Energy Performance : TBC**

**Viewing**  
Strictly by appointment with Savills.



Approximate Floor Area = 204 sq m / 2196 sq ft

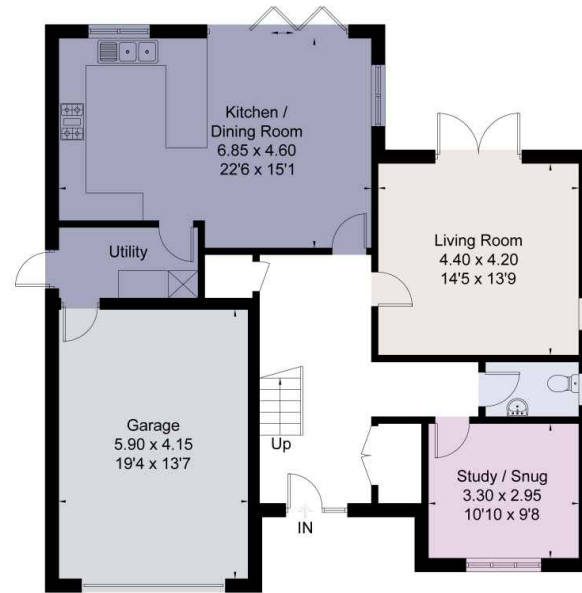


Ground Floor

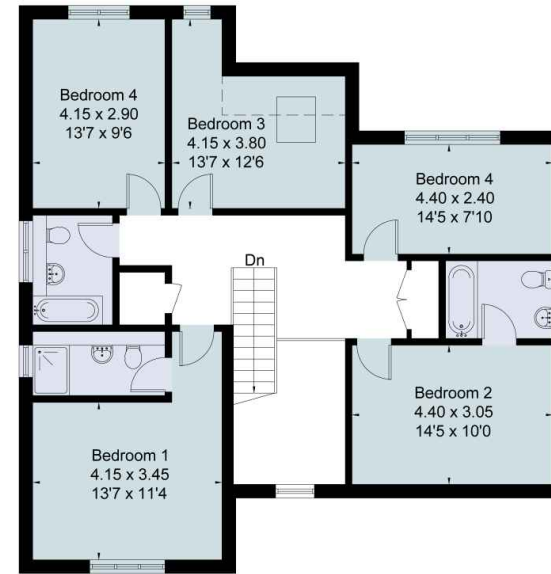


First Floor

Approximate Floor Area = 226 sq m / 2433 sq ft



Ground Floor



First Floor

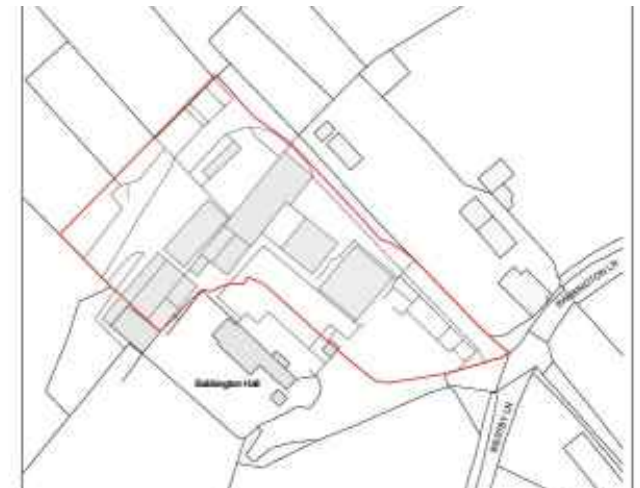
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Front Elevation  
1 : 100



Rear Elevation  
1 : 100





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