



Aerial Photography, copyright
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FOR SALE

Residential Development Opportunity
2.67 Hectares (6.6 Acres)
or thereabouts

Land off Arnside Road
Bestwood
Nottingham
NG5 5HE

Nottingham
Propertyplus

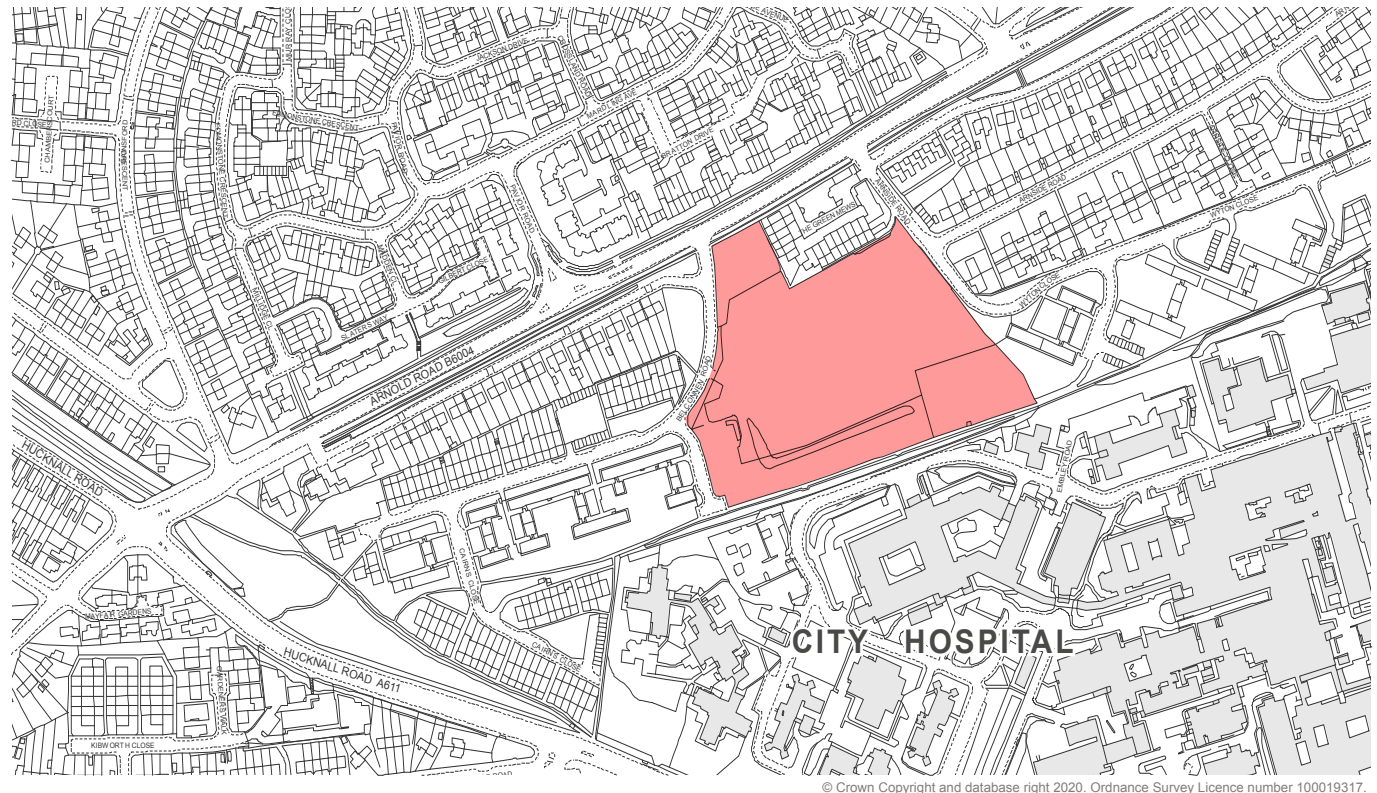
Lambert
Smith
Hampton



Nottingham
City Council

Property Summary

- **Cleared Site** allocated for residential development (anticipated delivery c87 homes)
- **6.6ac (2.67ha) gross or thereabouts, predominately flat land**
- **Situated within an established residential suburb of Nottingham**
- **Off Nottingham's Ring Road - strong road and transport links**
- **Retail, parks, leisure and schools close by; adjacent to City Hospital**
- **Freehold For Sale by Informal Tender with sealed offers invited by 12 noon, Friday 20 November 2020**



Location: Nottingham

Nottingham is centrally located and well-connected within the UK making it a great location to work and live. Nottingham has the perfect platform for commercial links into Europe. Improvements such as the A453 dualling, 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 in the pipeline, including HS2, Midland Mainline electrification, and East Midlands Airport expansion will take Nottingham's connectivity and appeal to another level again, giving the city great advantages.

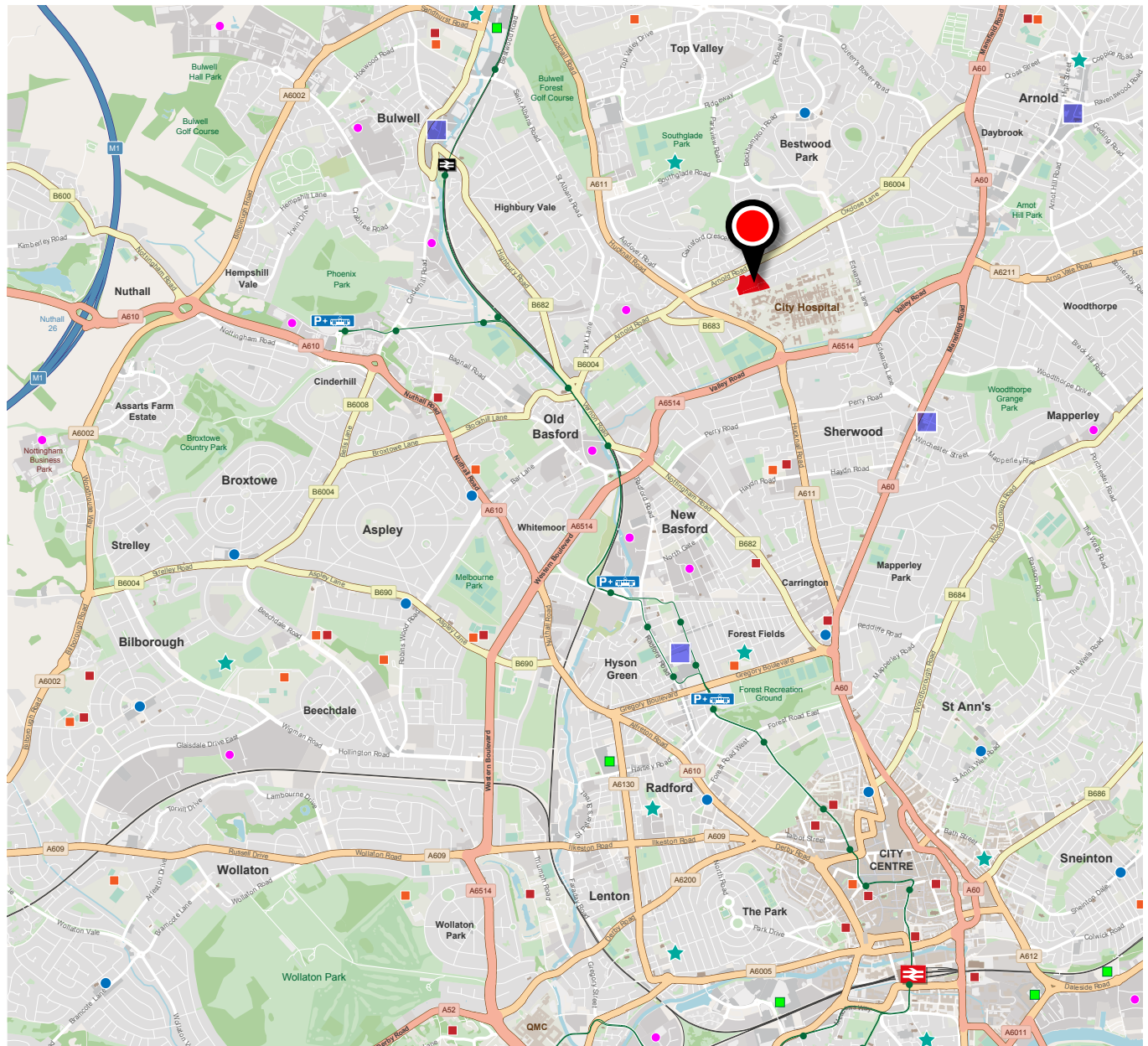
Nottingham has an historic network of open and green spaces with over 20% of the city's total land area made up of accessible, open and green spaces.

Recent investment in leisure centres and current investment in libraries and an Education Strategy with the vision to ensure every child is educated in a good or outstanding school, makes Nottingham a great city for families.



Location: Bestwood, Nottingham

The subject site is situated approximately 3 miles to the north of Nottingham City Centre, within the well-established residential Bestwood District of Nottingham. Bestwood connects well to Nottingham ring road which is less than 1 mile from the subject site. Bestwood also connects well to Nottingham City Centre via A611 Hucknall Road or A60 Mansfield Road and is well served by local bus routes.





Location: Bestwood, Nottingham

Connections to the national road network are convenient, with the site being 3.5 miles from junction 26 of the M1, 1.3 miles from the A60 towards Mansfield and the A1 and 4.5 miles from the A52, which gives direct access to the neighbouring city of Derby. The area is well serviced by public buses with multiple bus stops located within 0.25 miles of the site.

Further, there is good accessibility to a choice of three tram Park and Ride services serving this north side of the city – the closest being Phoenix Park and Wilkinson Street, both within approximately 2.5 miles.

Bestwood comprises predominately local authority built housing of the 1930s and 1950s. However, there is now a wider mix of tenures, due to the substantial take-up of Right to Buy coupled with increasing pockets of private and more modern development. The site is opposite a modern privately owned residential estate - c650 properties constructed 2003-2006.

District Centre Distance (approx.)

Bestwood	1.25 miles
Sherwood	1.4 miles
Arnold	1.7 miles
Bulwell	2 miles

- **Nottingham City Centre - 3 miles;**
- **M1 Junction 26 – 3.5 miles;**
- **Accessible for Tram Park and Ride sites;**
- **Convenient location between Bestwood, Arnold, Sherwood and Bulwell district centres – extensive amenities available;**
- **12 schools within 1mile radius;**
- **Southglade Park and Vernon Park less than 1 mile walk**

All distances by road unless stated

Location: Arnside Road, Bestwood, Nottingham

The site is located between two parades of local amenities including a co-op super market, local convenience store, sandwich shop and hot food takes always, betting shop and community centre.

The closest superstore is Tesco Extra situated approximately 1.7 miles from the site and a recently opened Aldi supermarket is situated 1.0 miles away.

The site is also directly behind the NHS City Hospital.

Although located in Bestwood, the site is very well positioned for access to the district centres of Arnold, Bulwell and Sherwood – all providing a great range of amenities and popular for a range of retail and social purposes.

Each location offers at least one major supermarket, other grocery stores, pharmacies and an assortment of other outlets including food takeaways cafes and/or restaurants. Bulwell and Arnold also host outdoor markets and on festive occasions, other outdoor community focused events.

Southglade Park, Bestwood is less than 1 mile from the site, also has a modern library and extensive leisure centre with recently upgraded 4G football pitches.

Bulwell, in addition offers rail links to Nottingham, a modern library, historic park and two golf clubs.



Site Description

A former industrial site (plus playing field) currently in the ownership of Nottingham City Council and Coats Group Plc, with all buildings now demolished. This cleared site extends to approximately 6.6 acres (2.67 hectares).

Access to the site is via a choice of two entrances located at Arnside Road and Belconnen Road. Residential properties border the site to the north, east and west, with the City Hospital to the south.

The site is irregular in shape and predominately flat, though does feature higher elevations in the north and lower in the south. Ground conditions currently incorporate hardstanding to the centre of the site, and dense vegetation to the north-west and former playing field land to the south-east.

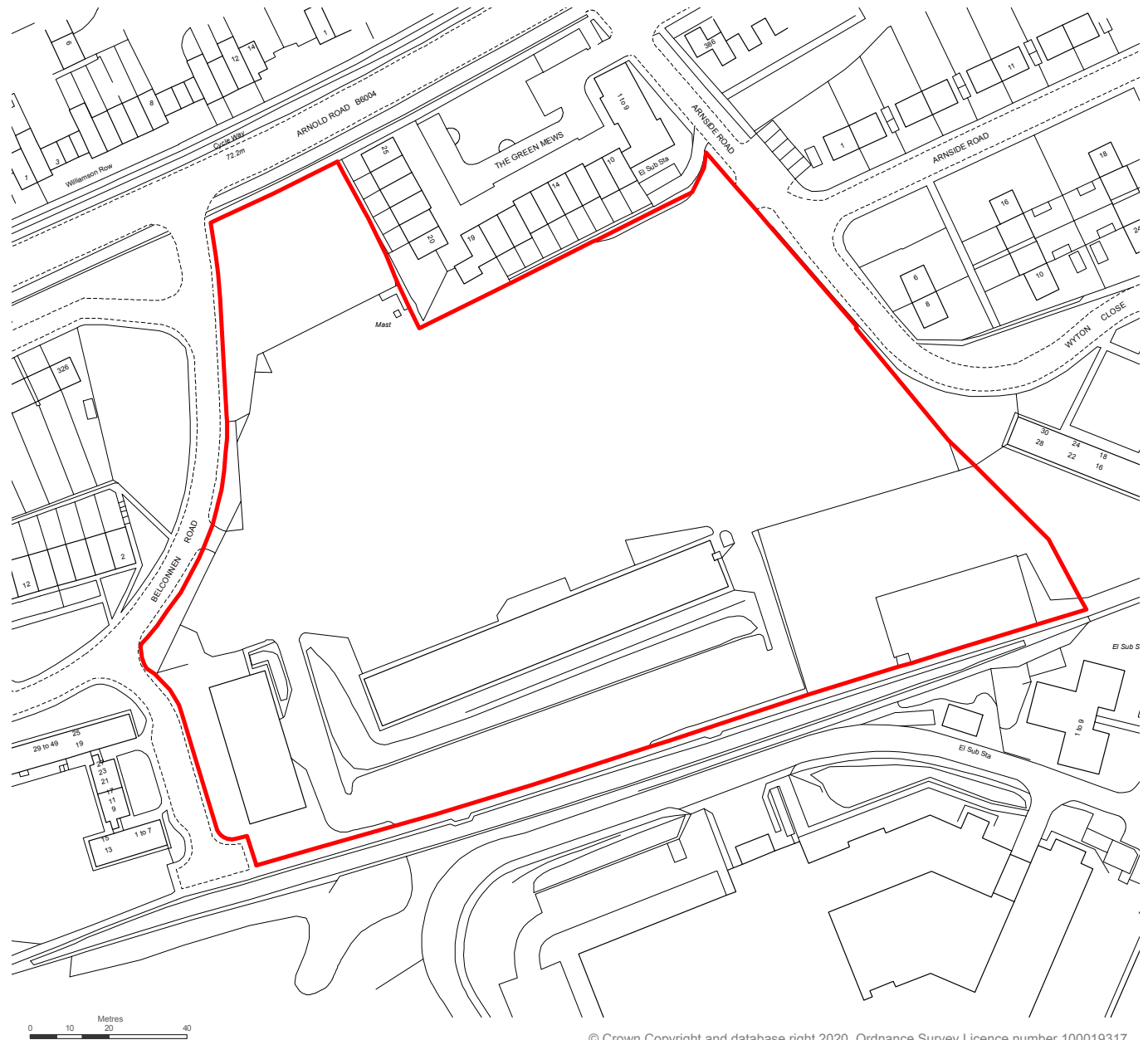
All mains services are available to the property, including gas, water and electricity.





Description Summary

- **Tenure - Freehold**
- **Cleared site**
- **Site Area: 6.6 acres (2.67 ha)**
predominantly flat land
- **multiple points of access**
- **established residential location**



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Planning

The site lies within the jurisdiction of Nottingham City Council and is allocated for residential development in the adopted Land and Planning Policies document (LAPP) of Nottingham City Council.

The LAPP - Local Plan Part 2 provides a housing delivery expectation for this site of up to 87 units – site reference ‘SR13 Arnside Road - Former Chronos Richardson’.

Planning Contacts:

Zoe Kyle

Principal Planning Officer
Nottingham City Council

t: 0115 876 4059xxxx

e: zoe.kyle@Nottinghamcity.gov.uk

Martin Poole

Area Planning Manager
Nottingham City Council

t: 0115 876 4073

e: martin.poole@nottinghamcity.gov.uk

Information Pack*

There are a number of supplemental documents available for download at:
www.arnsideroadnottingham.com/ including:

- Site Location Plan
- Land Registry Information
- Phase I and II Environmental Site Assessment
- Utility Study
- Air Quality Assessment
- Arboricultural Report
- Archaeological Report
- Flood Risk Assessment
- Preliminary Ecology Assessment
- Transport Assessment

** This pack may be updated from time to time. Please check back prior to submitting your bid*



Method of Sale / Contact information

Method of Sale

This site is offered for sale by way of Informal tender. Informal Offers are to be submitted by:
12 noon on Friday 20th November 2020.

Offers must be made in writing for a fixed and specified sum and be marked with the subject line:
‘strictly private and confidential – Arnside Road’

Offers to be sent to:

Property.offers@nottinghamcity.gov.uk (Email address to be confirmed)

Offers should not relate to any other offer and should include ALL of the following:

- Details of the proposed scheme, including indicative layout and supporting drawings
- Name and Address of the proposed purchaser, with a summary of track record and experience
- Propose timescales from agreement of Heads of Terms to Scheme delivery
(The development timescales will be incorporated into the contract)
- Proof of funds available for the purchase
- Any conditions relating to the offer and detail of cost assumptions (if any) re abnormal costs/
planning contributions
- Any Overage proposals
- Solicitors details

The sellers will not be bound to accept the highest or indeed any offer.

VAT (TBC)

The Sellers have not opted to tax on land comprising this site.

Viewings

Viewing within the site is to be by appointment only. Visibility of the site from adjacent highway is mainly limited and the majority of the site cannot be seen from the secured entrance gates on Arnside Road and Belconnen Road. Please contact us to arrange a viewing.

Contact Details

Stephen Hemming

Director - Planning, Development and
Regeneration
Lambert Smith Hampton

m: 07778 004 283

e: shemming@lsh.co.uk

Emma Wilcock

Senior Estates Surveyor
Nottingham City Council

m: 07947 197 529

e: emma.wilcock@nottinghamcity.gov.uk

To arrange a viewing please contact:

Harry Morris

Surveying Technical Apprentice
Nottingham City Council

m: 07939 979 403

e: harry.morris@nottinghamcity.gov.uk

Property Plus Disclaimer

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

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- (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
Loxley House
Station Street
Nottingham NG2 3NG

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