



West Bridgford Development Land

Gross Site Area 1.574 Acres (0.637 Hectares)

- Highly desirable location
- 70m road frontage onto Wilford Lane (B679)
- Site area can increase to 1.674 Acres (0.677 Hectares) with additional land adjacent
- Freehold

West Bridgford Development Land – For Sale

Gross Site Area 1.574 Acres (0.637 Hectares)

Location

The property is located on Wilford Lane (B679) which is a busy arterial route connecting A453 to Loughborough Road (A60). The property will be accessed from the road servicing the Becket School with a traffic light-controlled junction on Wilford Lane connecting into the Compton Acres residential development. Other occupiers near include ROKO Healthclub, Harvester, Castle Healthcare, McCarthy & Stone and Co-op. Immediately upon the western elevation of the land is the Nottingham Express Transit (NET) Wilford Lane stop.

Description

The property comprises a regular shaped piece of land previously in paddock use, overgrown with vegetation. The topography is reasonably level. The boundary is fenced.

Site Area

The property comprises the following:

LAND	ACRES	HECTARES
GROSS SITE AREA (RED)	1.574	0.637
Additional Land*	0.100	0.040
TOTAL	1.674	0.677

*Additional Land

Terms are agreed with Nottinghamshire County Council to acquire the land outlined in blue on the plan featured upon the front cover. This transaction will take place at a point of sale. The land outlined in Green is County Highways land and access can be granted by way of s278 application.

Planning

The property is offered without planning consent. Previous use was as grounds within the former Chateau Public House, used as paddock. Interested parties are invited to make their own enquiries to the local planning authority, Rushcliffe Borough Council.



Indicative location

Land Registry Title

The property is owned freehold under reference NT288826

Technical Information

There is no technical data available upon the site therefore interested parties are invited to carry out their own due diligence.

Terms

The property is offered For Sale upon both a conditional and unconditional basis.

Further Information

All enquiries through the sole selling agents.

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Date of Particulars

March 2018.



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