

# LAND FOR SALE

**97 MANSFIELD ROAD  
DAYBROOK  
NOTTINGHAM**



**RESIDENTIAL DEVELOPMENT OPPORTUNITY  
SITE AREA: 2.295 ACRES (0.93 HECTARES)**

**SITUATED NEXT TO NEW ALDI SUPERMARKET**

**WALKING DISTANCE OF ARNOLD TOWN CENTRE**

**EXISTING PRIMARY ACCESS VIA NEW LINK ROAD SHARED WITH  
ALDI TO MANSFIELD ROAD (A60)**

**PROMINENT LOCATION CLOSE TO SAINSBURY'S, MCDONALDS  
AND MAJESTIC WINES**

**SAT NAV: NG5 6BT**

Property Particulars

Geo  
Hallam &  
Sons

0115 958 0301  
www.geohallam.co.uk

## LOCATION

Mansfield Road (A614) is one of Nottingham's principle arterial routes leading north out of the city centre.

The site lies adjacent to the junction with Sir John Robinson Way (opposite the old Home Brewery offices).

Sir John Robinson Way leads to a Sainsbury's superstore, McDonalds, with Majestic Wines also being adjacent to the Aldi.

## DESCRIPTION

The site extends to 2.295 acres with the main access from the estate road frontage to Byron Street.

An information pack is available to genuine purchasers with considerable data on the site, including:

- Topographical Survey
- Environmental Report

## PLANNING

Pre-application discussions have taken place with Gedling Borough Council to gauge their reaction to residential development on the site, which at Officer Level they are prepared to support.

The scheme has been prepared by CPMG Architects and an indicative layout is attached to these particulars. CPMG have been employed to provide the necessary information to Gedling Borough Council. They can be novated to the purchaser to continue the detailed design.

## CIL

The site is within Zone 1 of the Community Infrastructure Levy as such there will be no charges made.

## AFFORDABLE HOUSING

Gedling Borough Council have suggested an allocation of 20%. The Vendor wishes to retain 5 properties in a Charity to satisfy part or all of the affordable housing allocation. Further details can be supplied upon request.

## SERVICES

All mains service connections are available to the perimeter of the site.

## ESTATE ROAD

This is currently in the ownership of the Vendor and will be adopted by Gedling Borough Council.

## TENURE

The site will be sold on a long leasehold interest at a peppercorn rent to expire on the 9<sup>th</sup> January 3013.

## VIEWING

Access is only available via Geo Hallam & Sons as the site is currently fenced off.

## SITE INFORMATION

An information pack is available from the Agents upon request.

## GUIDE PRICE

Upon Application.

## VAT

All sums are quoted exclusive of VAT if applicable.

## LEGAL COSTS

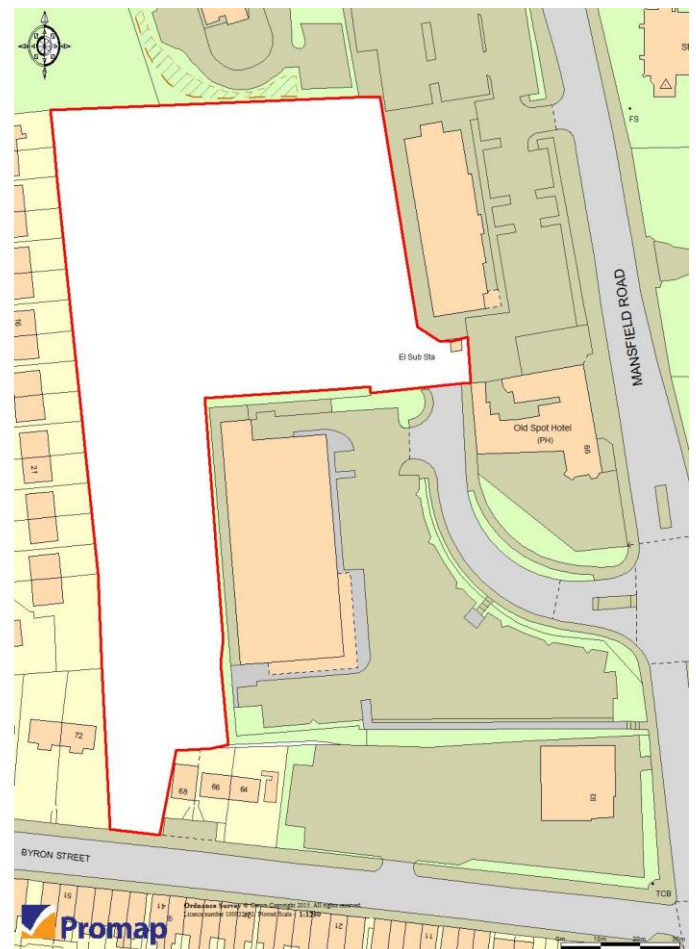
Each party is to be responsible for their own legal costs in connection with the transaction.

## CONTACT

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**Tel:** 01159 580 301

June 2016





# PROPOSED RESIDENTIAL DEVELOPMENT



proposed residential development  
former daybrook laundry site, arnold

preliminary feasibility layout : option D



**NB: NOT TO SCALE**

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
[www.geohallam.co.uk](http://www.geohallam.co.uk)

**Chartered Surveyors**  
**24 Regent Street**  
**Nottingham**  
**NG1 5BQ**

**Tel : 0115 958 0301**  
**Fax : 0115 950 3108**

## Property Particulars

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