



Land at Church Hill
Kimberley
Nottingham
NG16 2HY

OFFERS INVITED

POTENTIAL RESIDENTIAL DEVELOPMENT SITE

3.406 acres (1.378 hectares)

Approximate Site Area

FEATURES INCLUDE....

ALLOCATED FOR RESIDENTIAL DEVELOPMENT | GOOD ACCESS TO ROAD M1 MOTORWAY

Location

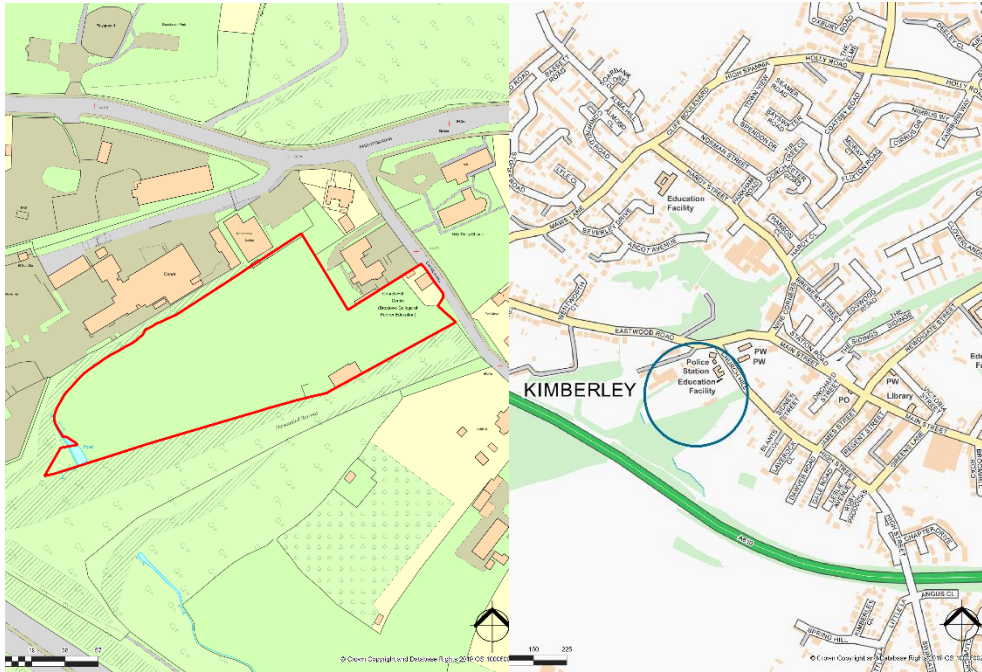
The subject property is situated with a frontage to Church Hill. Church Hill has direct links with High Street and Main Street which are considered to be retailing areas within Kimberley.

Road access to the A610 Kimberley/Eastwood bypass is gained approximately a ¼ mile to the west of the subject site and has links with Junction 26 of the M1 motorway, approximately 2 miles to the east of the subject property. The A610 also provides direct access to Nottingham City Centre, located approximately 7 miles to the east.

Description

The land comprises part of a larger site which has now been allocated for residential development and there is therefore the opportunity that this site may be developed in isolation (subject to planning).

The site currently comprises predominately of grass land together with a detached cottage fronting Church Hill in Kimberley.



Map View

Plan View

Accommodation

Site Area 3.406 acres
 1.378 hectares

Planning

We understand that the premises have now been allocated for residential development as part of a wider site under the latest Broxtowe Local Plan.

We have been verbally informed by Broxtowe Borough Council that they may consider the development of this site in isolation (subject to planning).

Interested parties should contact Broxtowe Borough Council on 0115 917 3461.

Council Tax (Cottage only)

4 Church Hill, Kimberley, Nottingham, NG16 2HY
Council Tax: Band C

Price

Offers are invited on a Subject to Planning basis.

VAT

It is understood that VAT is not applicable on the purchase price.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that connections to mains services are available in close proximity to the site. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.