AVISON YOUNG

For Sale

Land and buildings at
Former Environment Agency Laboratories
Meadow Lane
Nottingham
NG2 3HN

08449 02 03 04
avisonyoung.co.uk/15724

Highlights

- Prime City Centre Development Opportunity (STP)
- Freehold site extending to 0.29 ha (0.74 acres) gross
- Unconditional and conditional offers invited for the Freehold interest
- Informal tender deadline 12:00 noon 20th November 2020

Location

The site is located off Meadow Lane, off London Road, less than a mile to the south east of Nottingham city centre.

The site is located just to the north west of the River Trent, with the Nottingham Canal running along the southern boundary.

Meadow Lane (A6011) connects to the A60 to the west and provides access to the city centre to the north-west and Clifton Boulevard (A52) to the south. The A52 provides direct access to the M1 Motorway.

Nottingham is situated approximately 25 miles to the north of Leicester, approximately 18 miles to the east of Derby, approximately 16 miles south of Mansfield and approximately 50 miles to the north east of Birmingham.

The site is located in mixed surroundings with established commercial and residential uses. Nottingham Forest football ground is located to the south east on the opposite bank of the River Trent and Notts County football ground to the north.

Existing residential adjoins the site to the west and south on the opposite side of the canal. The land immediately to the north and east is currently being developed as the Trent Bridge Quays residential scheme by Elevate Property and Investin Plc, comprising a mix of houses and apartments.

Description

The site area extends to approximately 0.74 acres (0.29ha) gross.

The principle building on site comprises a three storey brick built detached office. This was most recently used as a laboratory by the Environment Agency. In addition, there are a number of connected outbuildings situated along the northern boundary of the site.

The remainder of the site is generally hard surfaced comprising parking and circulation areas.

The site is roughly rectangular in shape. It benefits from a right of way from Meadow Lane to the north, through the adjoining Trent Bridge Quays residential scheme. This serves an existing gated vehicular access into the property at the northern most point of the site. The site has an existing pedestrian access to the south via its frontage onto the canal towpath.

Services

It is understood that all mains services are connected to the site.

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage either on or off site.

Requirement for Access Strip

The seller requires the retention of, or rights to, a 6 metre wide vehicular access strip running north south through the site, adjacent to the eastern boundary (location TBC). This is required to serve a small parcel of land, the retention of/rights to which are also to be retained. This comprises the south east corner of the site extending to circa 0.13 acres gross. The area incorporates a small sub-station and underground plant which accommodates hydraulics apparatus for the operation of flood gates on the adjacent canal and a crane pad for future maintenance.

The requirement to access the site by the Environment Agency will be for periodic maintenance. The most appropriate method of preserving the rights and access required by the Environment Agency will be discussed and agreed with the preferred purchaser.

Tenure

The freehold interest in the property is available with vacant possession.

The property is to be sold in its current condition and is sold subject to all third party easements and statutory designations which might currently be passing. Interested parties must make their own enquiries and satisfy themselves in this respect.

Planning

The site falls within the jurisdiction of Nottingham City Council.

Under the Nottingham Local Plan 2005, the site is designated as a development site for which a range of uses, such as new housing, high quality employment, industrial or mixed use, would be acceptable, subject to planning permission. As detailed above, adjacent land to the north and east is currently being developed for residential use with established residential to the remaining boundaries..

Viewing

Viewing can be carried out by towpath inspection adjacent to the canal. No attempt should be made to gain unaccompanied access to the site without the prior consent of Avison Young.

Viewing Days will be held on the following dates:

Wednesday 21st October 2020

Wednesday 28th October 2020

and parties wishing to view must make prior arrangement with Avison Young.

Parties inspecting the site will be required to comply with all procedures identified in respect of Covid-19 safeguarding measures.

Sales Information

Further sales and technical information in respect of the site can be obtained via the data site, http://nottinghamlaboratory.avisonyoung.co.uk.

Basis of Offers

Unconditional and conditional offers are invited for the freehold interest in the entire property.

Offers should be submitted using the bid proforma available on the data site. Conditional offers should include details of the timescales, scheme proposals and details of the purchasing company.

All offers should be supported with timescales for exchange, completion and satisfactory proof of funding.

The vendor reserves the right not to accept the highest or any offer received.

Offers are to be submitted by **12:00 noon on the 20th November 2020** for the attention of either Andrew Moss or Charles Davis.

EPC

Former Laboratory: D-98.

Bottle Building: G-178

Rates

The Rateable Value for the property is £75,500 with 2020/21 Rates payable are £38,656.

VAT

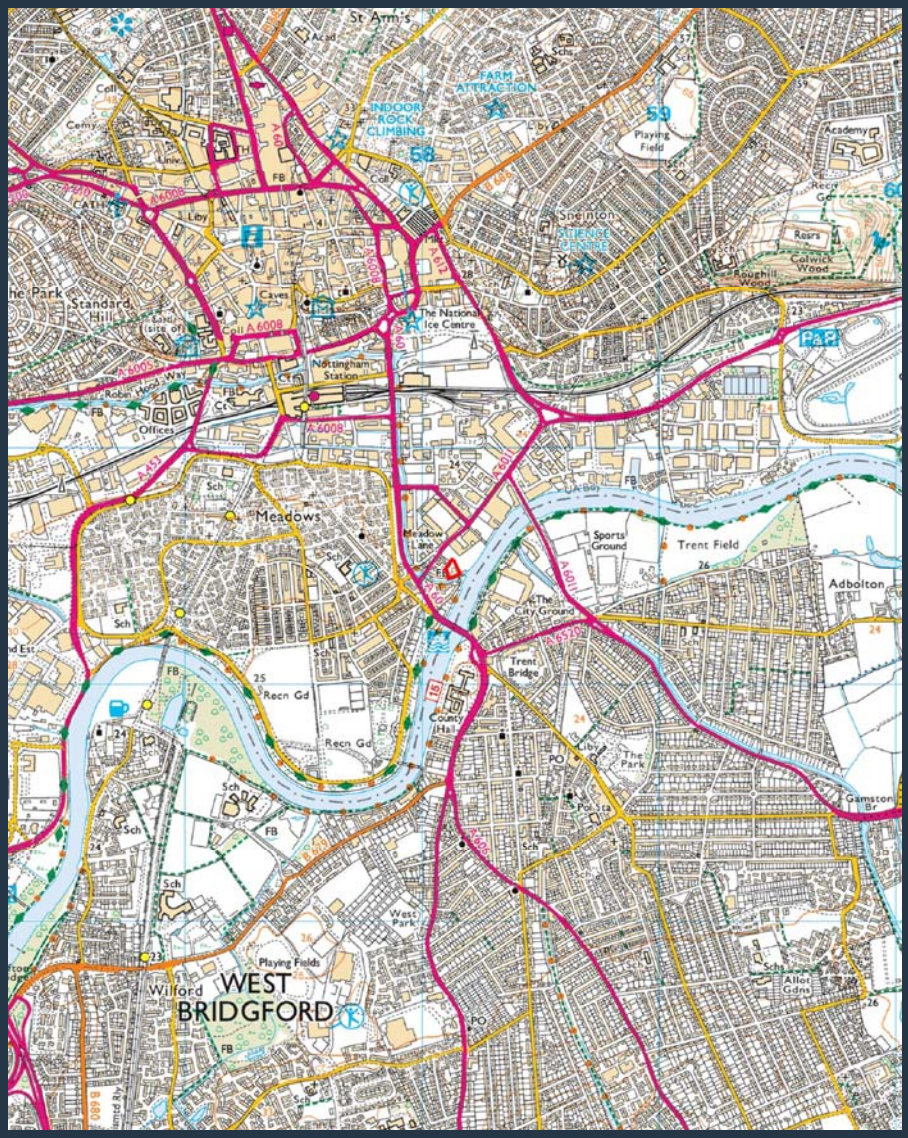
All offers are to be exclusive of VAT which may apply.

Subject to Contract

Andrew Moss
Tel: 0121 609 8398
Email: andrew.moss@avisonyoung.com

Charles Davis
Tel: 0121 609 8241
Email: Charles.davis@avisonyoung.com

Property ref
avisonyoung.co.uk/15724



Avison Young
22 Ganton Street, London W1F 7FD

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