

# For Sale



## ABB Furse, Wilford Road, Nottingham, NG2 1EB

Opportunity to acquire a site with development potential (STP)

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# ABB Furse

## The Opportunity

The Wilford Road property comprises a series of interconnected and standalone buildings which occupy the central part of the site and are believed to have been constructed in the c.1970s. The buildings are positioned around a number of yard areas accessed via an undercroft passage approached via a secure gated entry. The northern element of the site comprises a 75-space open car park with the southern element currently being unused. Access to the site is from Wilford Road which is just off Meadows Way or alternatively from the slip road on Waterway Street West. The site topography is generally level in nature.

The property is situated within a location historically synonymous with industrial uses which has more recently witnessed significant development including purpose-built student accommodation (PBSA) and other residential uses with excellent proximity to local amenities.

Nottingham city centre is within walking distance and offers a good range of services and facilities for the wider community including schooling for all age groups.

The site is triangular in shape and measures c.2.77 acres (1.12 ha) gross.



Freehold property



Approx. 2.77 acres (1.12 ha)



Suitable for a variety of uses (STP)

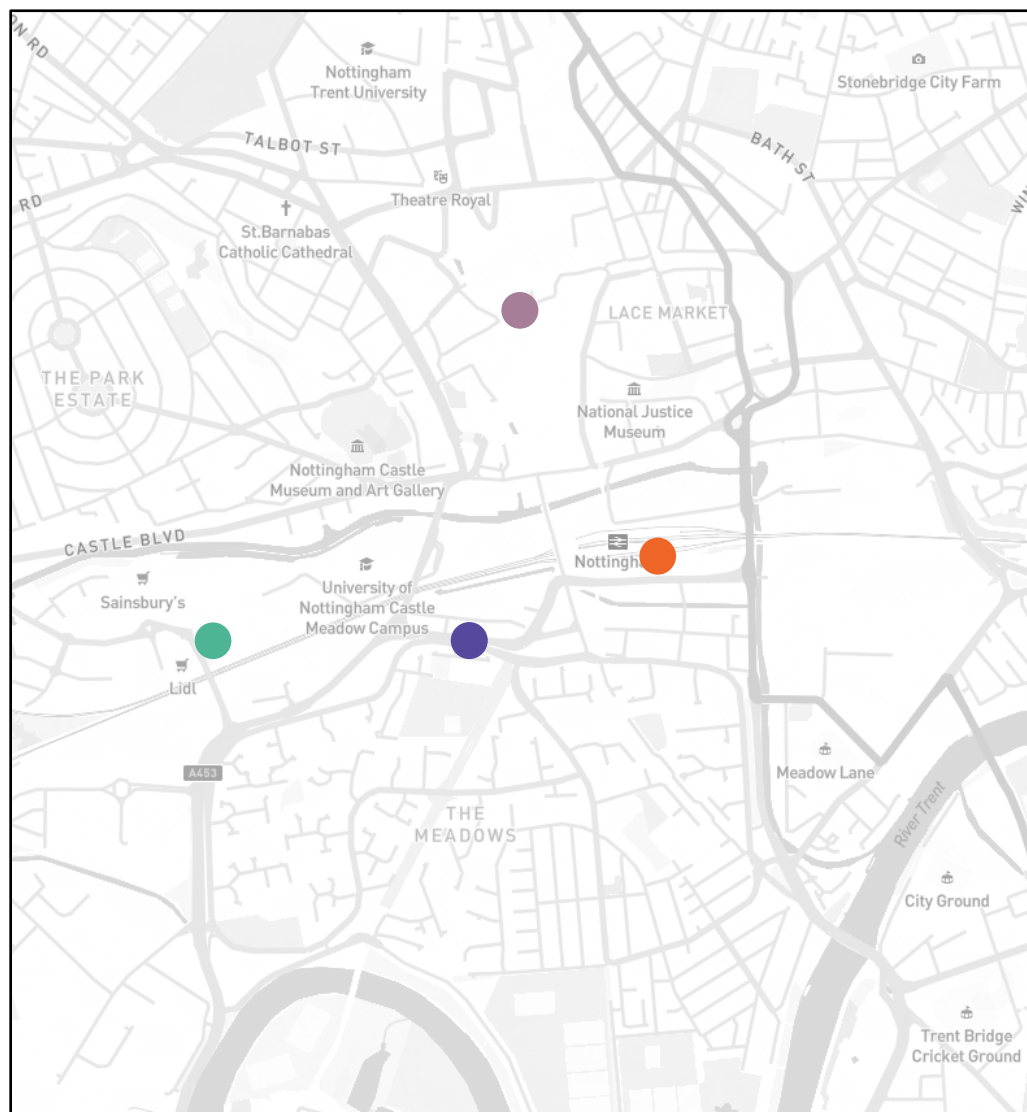


Strategic location within Nottingham



# Location

## Map



## Transport and Local Area

The property is located in Nottingham, the largest City within the East Midlands. The City lies to the east of the M1 motorway, which connects London with Leeds and beyond.





Wilford Road is situated just off Meadows Way, a principal route for both vehicles and trams. Alternatively, the site can be accessed from Waterway Street West via a slip road just before Queens Drive (A453). The A453 runs parallel along the north and west boundary, it provides direct access to Junction 24 of the M1 motorway and the city centre.

The property is located within approximately 1 mile/ 20 minutes' walking distance of the city centre. Nearby amenities include, Castle Marina Retail Park, Sainsbury's and Lidl.

Nottingham Railway Station is situated within 0.5 miles/ 10 minutes' walking distance of the site and provides services to Birmingham New Street (1 hour 14 minutes'), Liverpool Lime Street (2 hours 44 minutes') and London St Pancras (1 hour 37 minutes').

Nottingham is approximately 13 miles (21 km) to the west of Derby, 32 miles (51.5km) to the south of Sheffield and 45 miles (72 km) to the north-east of Birmingham.

### Key

-  Subject Property
-  Castle Marina Retail Park
-  Nottingham Railway Station
-  Nottingham City Centre



# Property detail

## Tenure

The property comprises a freehold title (ref: NT310572) which extends to c. 2.773 acres (1.12 ha) gross.

The property is to be sold freehold with vacant possession and subject to all third-party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

## Services and Highways

We understand that all mains services are available to the property however, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

## Accommodation

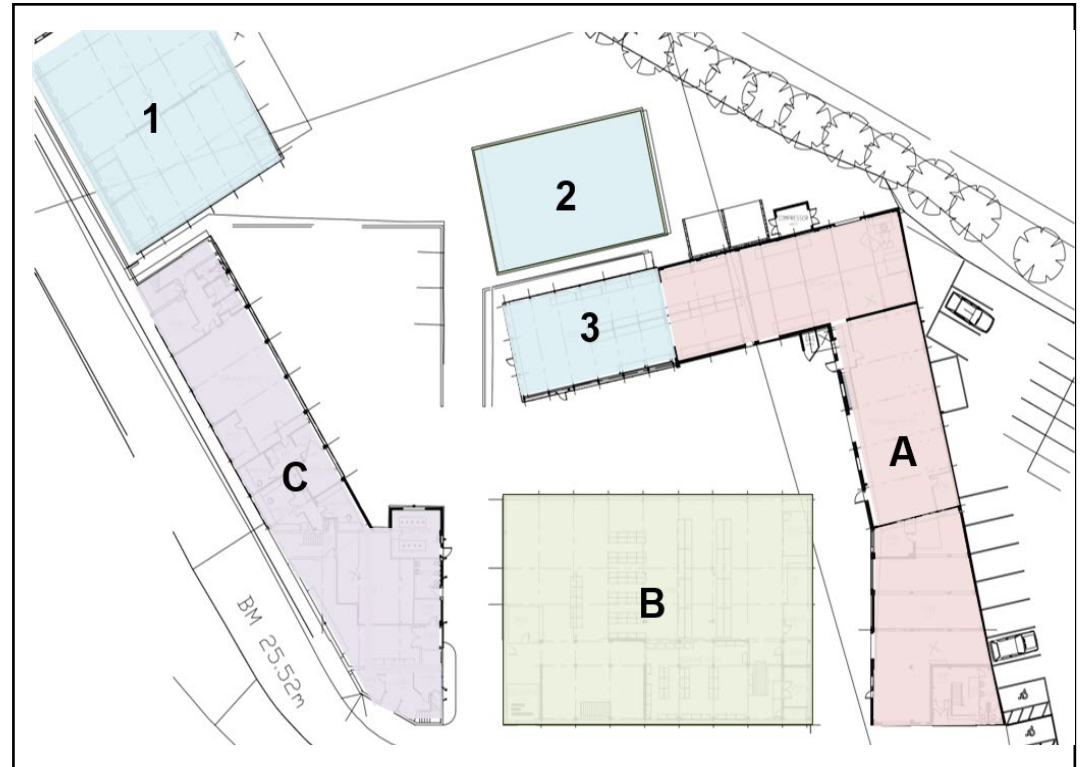
The property is currently used as office space, manufacturing, storage and distribution.

## EPC

An Energy Performance Certificate dated 10<sup>th</sup> March 2025 shows a rating of F-148.

## VAT

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



## Approximate Floor Areas

Based on the floor plans provided we have estimated the following floor area measurements:

Description	sq. m	sq. ft
Block A Ground Floor	621	6,684
Block A First Floor	370	3,978
Block B Ground Floor	774	8,329
Block B First Floor	709	7,629
Block C Ground Floor	389	4,190
Block C First Floor	414	4,460
Block C Second Floor	461	4,965
Warehouse 1	379	4,080
Warehouse 2	236	2,540
Warehouse 3	243	2,616
<b>Total Gross Internal Area</b>	<b>4,596</b>	<b>49,471</b>

# Property detail

## Planning

The site is located within mixed use surroundings. This includes low-rise traditional housing to the south and east, together with recently constructed high rise apartments/PBSA to the north. Castle Park trade park is located on the opposite frontage to the north-west.

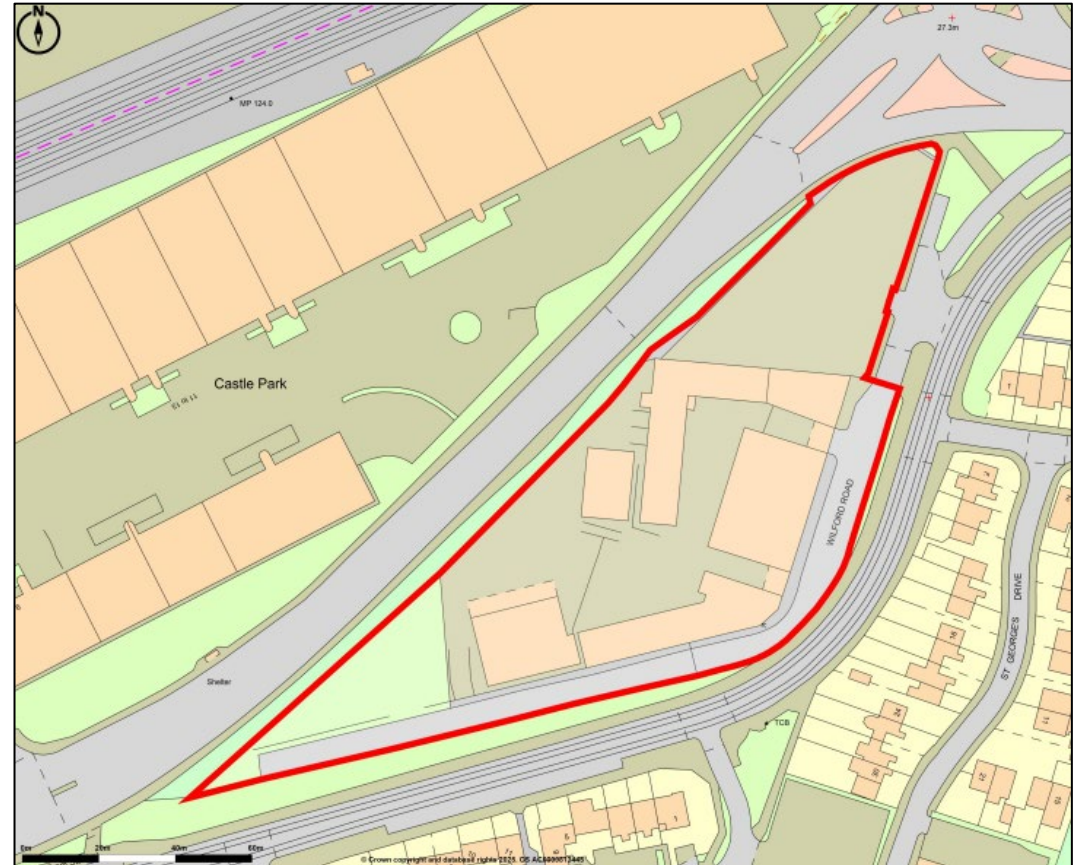
The site falls under the jurisdiction of Nottingham City Council. Principal planning policy for the site is contained within the Nottingham City Aligned Core Strategy (Local Plan Part 1) adopted on 8<sup>th</sup> September 2014, which guides development until 2028, and the Land and Planning Policies Document – LAPP (2020) (Part 2 Local Plan).

The Wilford Road site is considered suitable for a variety of development purposes (STP). Its strategic location and surrounding road infrastructure enhances accessibility and connectivity.

The property has the benefit of positive pre-application advice which supports redevelopment for residential use. A copy of the pre-application response is included within the dedicated data room.

The vendors have undertaken certain technical due diligence to inform the bidding process. The information is provided in the data room.

Interested parties should undertake their own due diligence and enquiries of Nottingham City Council in support of their own proposals for the redevelopment of the site.



## Viewings

All parties wishing to inspect the property are required to make prior arrangements with Avison Young.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections. We would request discretion in the event interested parties undertake any roadside inspections of the property.



# Method of sale



## Technical Data Room

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website: <https://portal.agents-society.com/data-room/380/wilford-road>.

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of the Property.

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## Basis of Offers

Conditional and unconditional offers are invited with the vendors preference being for an unconditional sale.

Interested parties are permitted to submit an offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.

Offers are to be submitted in writing to include the completed bid proforma available on in the data room together with any supporting information by 12 noon on 02/05/2025.

Offers should be submitted directly to the selling agents:

[andrew.moss@avisonyoung.com](mailto:andrew.moss@avisonyoung.com)  
[toby.moran@avisonyoung.com](mailto:toby.moran@avisonyoung.com)

**For more information  
about this property,  
please get in touch.**

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.