



LAND BETWEEN 239 & 243, MELTON ROAD, EDWALTON, NG12 4DB
PRICE £1,000,000

ANDREW GRANGER & CO

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RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING

A prime RESIDENTIAL DEVELOPMENT SITE within this most sought after residential suburb on the outskirts of Nottingham which extends to approximately 0.66 acres (0.267 hectares) or thereabouts and benefits from outline planning consent for the erection of two executive style detached family homes.

LOCATION

Edwalton is a highly regarded and much favoured residential area on the southern fringe of Nottingham which lies within easy reach comprehensive local amenities including all grades of schooling in neighbouring West Bridgford. In addition there are excellent road links to the City Centre, the M1 Motorway and the A46 Fosseway, Nottingham University, Queens Medical Centre, the City Hospital and East Midlands Airport at Castle Donington.

This prime building site is located within the infill gap between numbers 239 and 243 Melton Road and forms part of the proposed development of the land to the west and east of Melton Road (Planning Reference 08/00664/OUT). The site itself extends to approximately 0.66 acres (0.267hectares).

VIEWINGS & DIRECTIONS

By calling on site.

From the centre of Nottingham proceed via London Road (A60) continuing over Trent Bridge and eventually bear left into the A6006 Melton Road. Continue through West Bridgford into Edwalton and after passing the turning into Hill Farm Court the land is then situated on the left hand side, clearly identified bearing our For Sale board.

PLANNING NOTE

Outline planning permission was granted by Rushcliffe Borough Council on 10th June 2016 for the erection of two detached dwellings and access onto Melton Road (16/00937/OUT).

A copy of the permission is available from the Selling Agents, telephone 01509 235534.

PROPOSED LAYOUT

The development permitted shall only be carried out in accordance with detailed plans and particulars relating to the following items and the development shall not be commenced until these details have been submitted to and approved in writing by Rushcliffe Borough Council:

* A detailed layout plan of the whole site.

* The siting, design and external appearances of the proposed buildings.

* The means of access.

*The finished ground levels for the site and floor levels of the dwellings relative to existing levels and adjoining land.

*The means of enclosure to be erected on the site.

*The finishes for the hard surfaced areas of the site.

*Plans, sections and cross sections of any roads or access/service roads or pedestrian routes within the application site and this shall also include details of drainage, sewerage and lighting.

SERVICES

We understand that mains water, electricity and gas are available in Melton Road.

PLANS

The plans included with these particulars are illustrative only and final details will need to be approved by Rushcliffe Borough Council.

EASEMENTS & RIGHTS OF WAY

The land is to be sold subject to and with the benefits of all rights of way, wayleaves and easements that may exist whether specifically mentioned in these particulars or not.

We understand there is a 225 mm foul sewer pipe running across the site as indicated on our plan.

METHOD OF SALE

The land is being sold by Private Treaty and can either be purchased as a whole or as two separate plots.

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advise and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

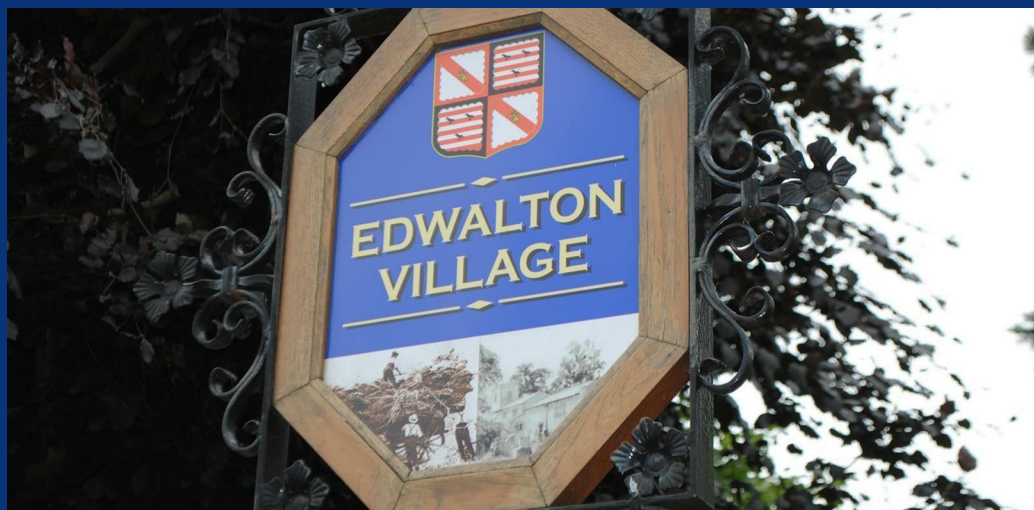
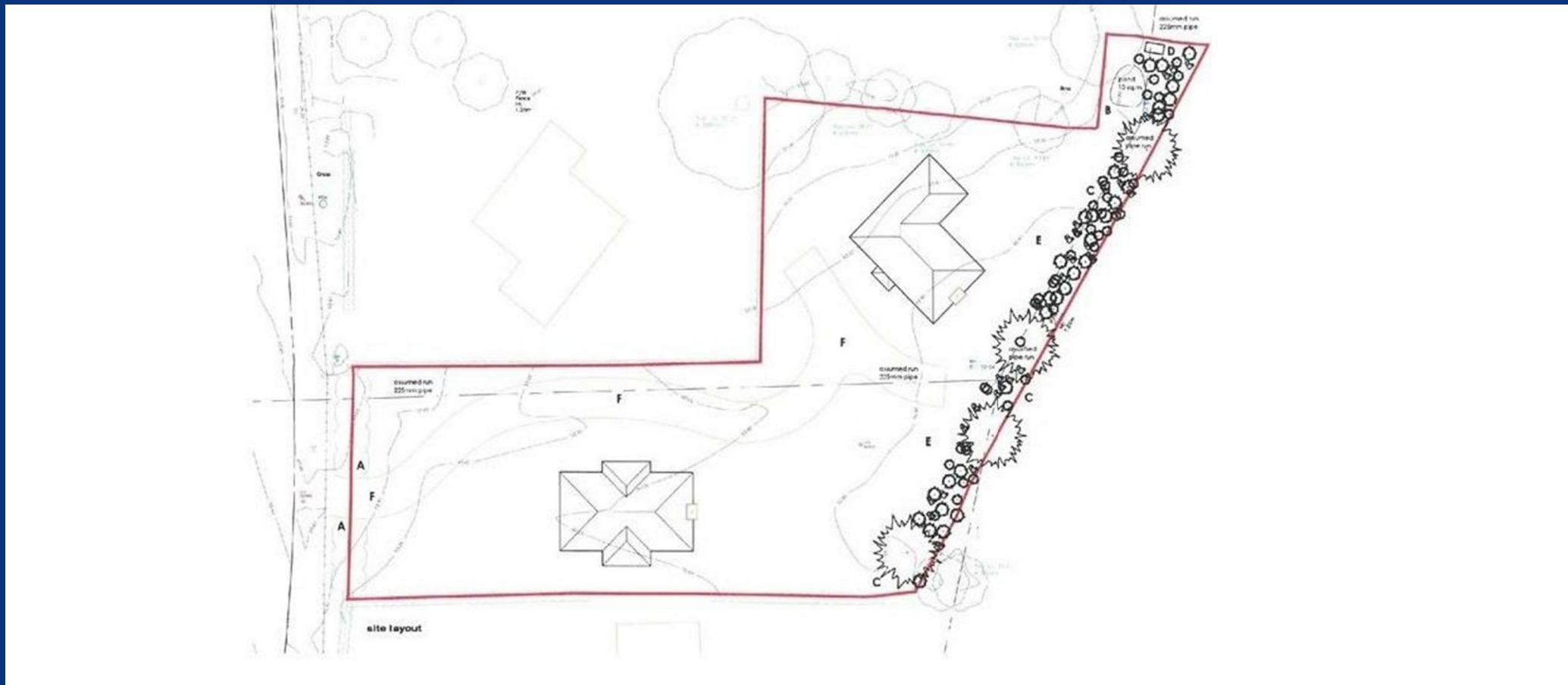
To comply with The Protecting Against Money Laundering and The Proceeds of Crime Act 2002 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

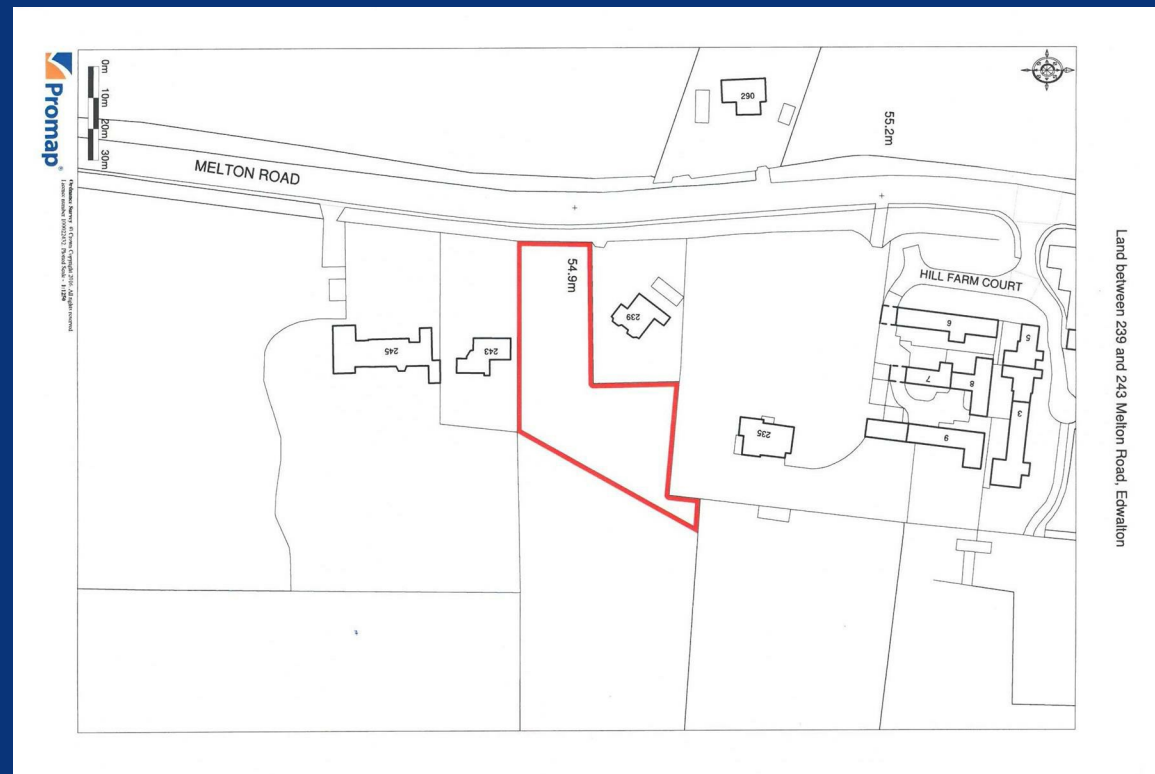
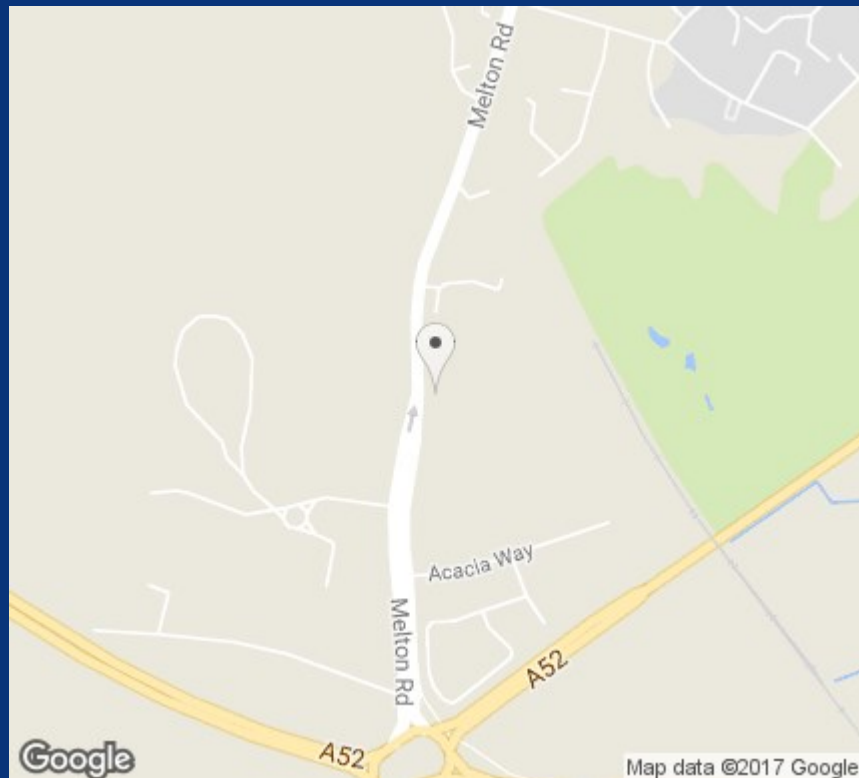
If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 2429933.



LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

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2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.

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6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.



RICS



loughborough@andrewgranger.co.uk

Call 01509 235 534

Andrew Granger & Co. 2 High Street,
Loughborough, Leicestershire LE11 2PY
www.andrewgranger.co.uk

