



EMPLOYMENT LAND OPPORTUNITY

Gross Site Area c.7.413 Acres (3 hectares)

- Outline planning permission secured 18/02806/OUT
- E(g), B2 and B8 uses, alternative uses maybe considered (subject to planning)
- Highly accessible location in very popular, affluent town

EMPLOYMENT LAND OPPORTUNITY

Gross Site Area c.7.413 Acres (3 hectares)

Location

The property is located on the immediate west side of Radcliffe On Trent within the Rushcliffe Borough in Nottinghamshire. Radcliffe On Trent has established itself as a highly desirable rural town. The population exceeds 8,500 people and benefits from a busy high-street attracting Co-op, Tesco and Costa in amongst many successful independent and boutique retailers. The town benefits from a Train Station connecting to Nottingham (Midland Mainline) and Grantham (LNER) stations. A regular Trent Barton bus route services Radcliffe providing frequent routes to Nottingham, West Bridgford and Bingham. Road links provide an immediate east and westbound access onto the A52 with Nottingham 6 miles drive.

Background & Planning

Historically the subject land and its wider ownership has been in agricultural use.

A planning application was successful in securing outline consent for around 200 dwellings which has been sold to Avant Homes, commencement on site to begin in Q1 2024. Alongside the residential consent is an allocation of employment land for up to 3 hectares. The employment allocation focusing upon use classes E(g), B2 and B8.

Alternative uses can be explored but remain subject to planning approval where they do not comply with the classifications above.

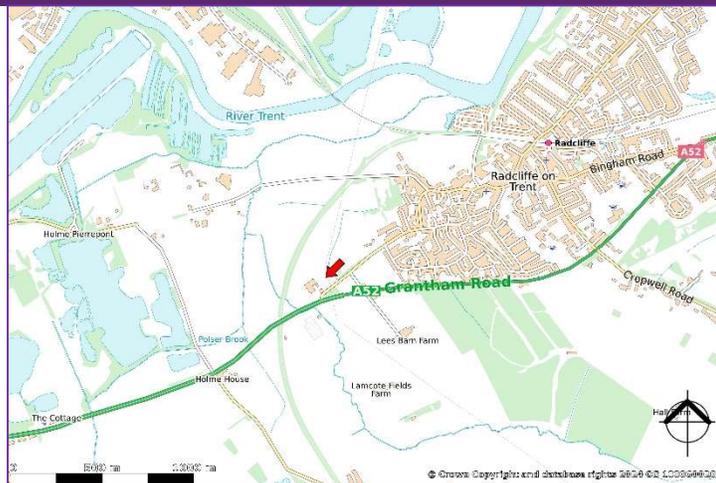
Site Area & Access

The plan within these details shows the red outline of the area allocated for employment use, providing an approximate Gross Site Area of 7.413 acres (3 hectares).

As part of their contractual agreement, the housebuilder delivering the residential element will build in the service road which will provide access to the employment land. There are two intended points of access as shown on the site plan.

Land Registry

The land being offered forms part of the title under reference NT396149. The freehold interest is available.



Dataroom

A link to a dataroom is available upon request.

Expressions of interest

Expressions of interest are invited in the whole or smaller parcels of the site. Potential break-up of the site will be considered where financially viable to do so. Buyers will need to satisfy Anti-Money Laundering compliance.

Further Information

For further information please contact the sole agents CPP Sean Bremner

M: 07541 505980

E: sean@cpartners.co.uk

Jan 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.