

## Residential Development Site

Offers over  
£350,000

- Prime Location
- Currently Office (958 ft<sup>2</sup>) and Storage (627 ft<sup>2</sup>)
- Site Area – 313.55m<sup>2</sup> (3,375 ft<sup>2</sup>)
- Planning (expired) for 4 Apartments + Office + Parking
- Freehold For Sale



**For Sale**



Location



Gallery



Contact

## Location

A prime location in much sought after West Bridgford Town Centre.

The site is 10 minutes walk from all that Central Avenue has to offer, including M&S Simply Food, Cote, Caffè Nero, Wagamama, Botanist, Escabeche and 200 Degrees.

In addition The Park and Trent Bridge Cricket Ground are 5 minutes walk and the Riverside is just a 10 minute walk away.

## The Property

At present there is an old Coach House (958 ft<sup>2</sup>) and storage unit (627 ft<sup>2</sup>) on the site that can be demolished.

The site has a frontage to Millicent Road of circa 40'0" with an office building to one side and a house to the other with car parking to the rear.





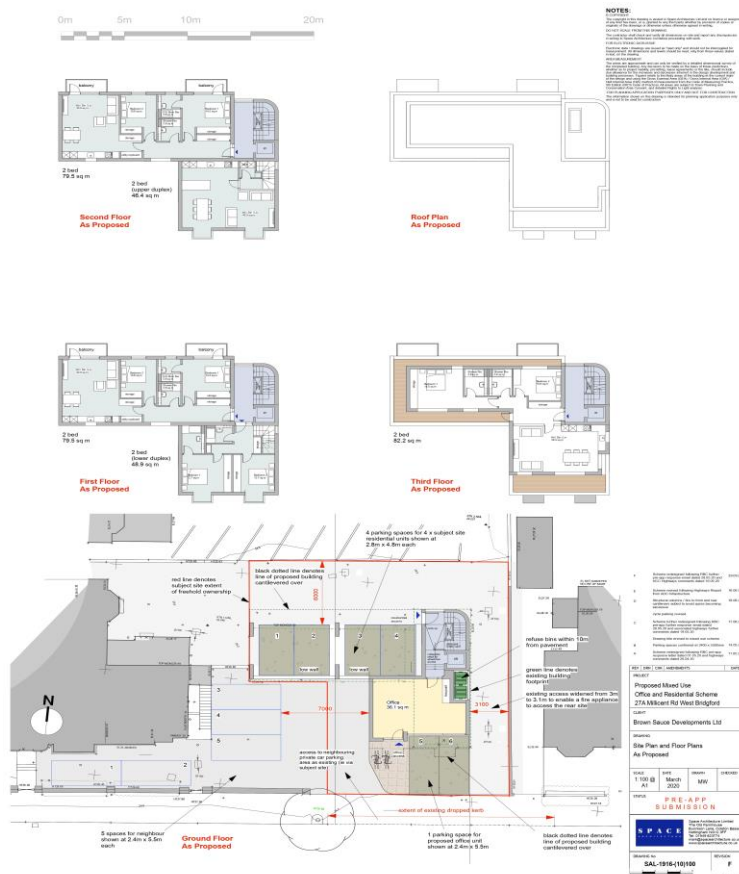
Location



Gallery



Contact



## Planning

The old Planning Consent (Ref: 20/03052/FUL) has recently expired.

The Consent provided for an architecturally pleasing, modern, 3 storey elevation with parking for 6 cars, 2 X 2-bed Apartments, 1 X 2-bed Duplex Apartments and 1 X 2-bed Penthouse Apartment together with a 400 ft<sup>2</sup> Ground Floor Office.

## The Development

Jules Hunt of FHP Living, our sister company based in West Bridgford, would be pleased to provide guidance in terms of end sale values.

## Price

Offers in excess of £350,000 are required.

## Legal Costs

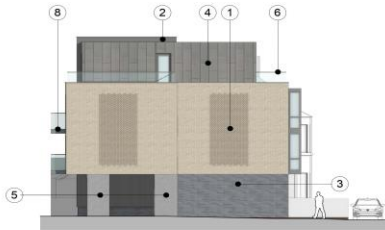
Each party are responsible for their own legal costs incurred on this transaction.



South Elevation  
Millicent Road

**NOTES:**  
1. All work shall be in accordance with the Building Regulations 2010 and all work shall be completed in accordance with the Building Regulations 2010 and all work shall be completed in accordance with the Building Regulations 2010.  
2. All work shall be in accordance with the Building Regulations 2010 and all work shall be completed in accordance with the Building Regulations 2010.  
3. All work shall be in accordance with the Building Regulations 2010 and all work shall be completed in accordance with the Building Regulations 2010.  
4. All work shall be in accordance with the Building Regulations 2010 and all work shall be completed in accordance with the Building Regulations 2010.  
5. All work shall be in accordance with the Building Regulations 2010 and all work shall be completed in accordance with the Building Regulations 2010.  
6. All work shall be in accordance with the Building Regulations 2010 and all work shall be completed in accordance with the Building Regulations 2010.  
7. All work shall be in accordance with the Building Regulations 2010 and all work shall be completed in accordance with the Building Regulations 2010.  
8. All work shall be in accordance with the Building Regulations 2010 and all work shall be completed in accordance with the Building Regulations 2010.

- Key to proposed materials**
1. Brickwork (relief panels incorporated)
  2. Polymer based insulated render
  3. Engineering Brickwork
  4. Standing seam zinc
  5. Precast concrete
  6. Glass balustrade and PPC metal handrail
  7. PPC metal frame oriel
  8. PPC metal framed balcony with glass balustrade



West Elevation



North Elevation



East Elevation

REV	DATE	DESCRIPTION	BY
1	20.11.2020	Issue for planning	ME
2	19.03.2021	Issue for planning	ME
3	19.03.2021	Issue for planning	ME
4	19.03.2021	Issue for planning	ME
5	19.03.2021	Issue for planning	ME
6	19.03.2021	Issue for planning	ME
7	19.03.2021	Issue for planning	ME
8	19.03.2021	Issue for planning	ME

**PROJECT**  
The Coach House  
27A Millicent Road, West Bridgford  
Nottingham

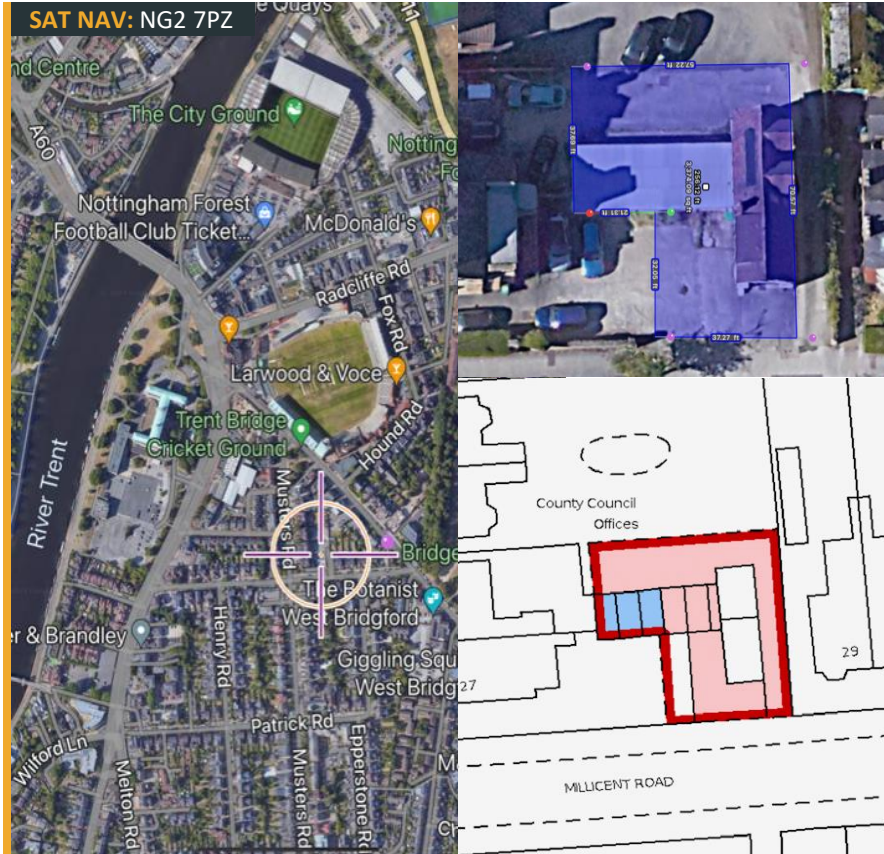
**CLIENT**  
Brown Sauce Developments Ltd

**DRAWING**  
Elevations  
As Proposed

SCALE	DATE	ISSUED	CHECKED
1:100 @ A1	March 2020	ME	MW

**TITLE**  
Elevations

		Space Architecture Limited The Old Farmhouse Barnwood, West Street Nottingham, NG2 7PZ Tel: 0115 952171 www.spacearch.co.uk	
DRAWING NO. <b>SAL-1916-10101</b>	DATE March 2020	DRAWN ME	CHECKED MW



## Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

**David Hargreaves**  
07876 396003  
[davidh@fhp.co.uk](mailto:davidh@fhp.co.uk)

**Will Hargreaves**  
0797 366 7980  
[Will.hargreaves@fhp.co.uk](mailto:Will.hargreaves@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

29/10/2024