

IOS / Development Site

PRIVATE ROAD NO 3, COLWICK INDUSTRIAL ESTATE, NOTTINGHAM, NG4 2JN

For Sale



Property Name

Private Road No 3, Colwick Industrial Estate, Nottingham, NG4 2JN



Sainsbury's

Morrisons

eNva

Park
LOGISTICS

MKM

A612

VICTORIA
RETAIL PARK
NOTTINGHAM

PUREGYM

FINDEL

HILLARYS
You'll love what we do

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KEY HIGHLIGHTS

- Rare freehold
- Approximately 4 miles east of Nottingham City Centre
- Prominent roadside frontage, circa **5.78 acres** (2.34 hectares)
- Development potential (subject to planning permission)
- Offers are invited in excess of **£2,000,000** (Two Million Pounds)

DESCRIPTION

The property comprises an irregular parcel of land, formerly used as a depot and generally level in topography, although gently sloping to its southern boundary with the River Trent.

Approximately 80% of the site is tarmacadam surfaced, the balance of unsurfaced land being located to the rear and on the eastern boundary.

In terms of built structures, the principal buildings comprise a single-storey building located to the east of the entrance providing a wealth of facilities kitchen and ancillary accommodation. In addition, a single-storey warehouse / workshop being pitched in a single bay of a steel frame construction with insulated blockwork infill walls and part decorative brick and part profile asbestos cladding to the elevations and roof, incorporating two level access steel roller shuttered doors.

Both buildings are in need of comprehensive refurbishment.

LOCATION & SITUATION

The Property forms part of the established Colwick Industrial Estate in Netherfield, approximately 4 miles east of Nottingham City Centre.

The A612 Colwick Loop Road is in immediate proximity and is one of the principal roads running east out of the city centre.

Access to the M1 is via the Colwick Loop Road (A612) and then the A52 and A453 in a drivetime of approximately 20 minutes.

Colwick/Netherfield is one of the principal out of town commercial locations on the eastern side of Nottingham, with a strong industrial, trade counter, out of town retail and foodstore presence.

Major industrial/warehouse occupiers in the local area include Pilkington, Enva, Parcel Force, British Car Auctions, Hillary's Blinds and Kuehne & Nagel.

In addition, local amenity is well served by a Morrison's superstore, Sainsbury's and a Lidl foodstore and the food & beverage offer includes Nando's and Costa Coffee. The dominant Crown Estate owned Victoria Retail Park is in immediate proximity with key retailers including Boots, B&Q, Greggs, Grape Tree, Halfords, Hotel Chocolat, JD Sports, M&S, McDonald's, Next, Pets At Home and TK Maxx.



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SITE AREA

Circa 5.78 acres (2.34 hectares)

TENURE

The property held freehold under title numbers NT26453; NT271969; NT282795 and NT489346

FLOOD RISK

The property is located in Flood Zone 3, with a 'Medium' proscribed risk of flooding from rivers and sea and a 'Low' risk of flooding from surface water.

Crucially, the property benefits from the UK's biggest inland flood defence system, the Nottingham Left Bank scheme.

The extensive defence stretches along a 27 kilometre stretch of the River Trent, from Sawley to Colwick, protecting 16,000 homes and businesses, along with critical infrastructure. As part of this system, 2.5km of defences in Colwick have been raised and strengthened, including both embankments and flood walls.



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ENVIRONMENT

Formerly occupied by Total Lindsay Oil Refinery as a depot, the site was decommissioned in 2019 and as part of that process, technical reports can be provided on request.

In this regard, the sale will be on the basis that any environmental liabilities relating to the land will be transferred to the purchaser.

VAT

The property is VAT registered..

PRICE

Offers are invited in excess of £2,000,000 (Two Million Pounds) + VAT

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

VIEWINGS

Viewing by prior appointment only with the Sole Agent, Savills..

CONTACT

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