

RESIDENTIAL DEVELOPMENT OPPORTUNITY

FOR SALE.

ROYAL BRITISH LEGION • MAIN ROAD •
RADCLIFFE-ON-TRENT • NOTTINGHAM • NG12 2BB



APPROX BOUNDARY FOR
GUIDANCE PURPOSES

- Land & Buildings on 1.378 Acres
- 15,228 Sq Ft of Buildings
- Excellent City Links
- Residential Development Potential STP
- Sought-after Village Location
- C2 Development Potential STP





DESCRIPTION

A rare opportunity to acquire a 1.378 acre plot of land and buildings within a sought after Nottinghamshire village location. Suitable for a part conversion and part redevelopment for residential & C2 uses (stp)

- 1.378 acres and 15,228 Sq Ft of buildings
- Former Royal British Legion building comprising various function rooms and 3 apartments
- 'Main Haill' building with extensive characterful features (Grade II Listed)
- Former Royal British Legion Club with bar and function rooms
- Large tarmac car park and extensive grounds
- Prominent position on Main Road
- Freehold with vacant possession
- Potential to convert existing listed buildings and redevelop the grounds (stp)

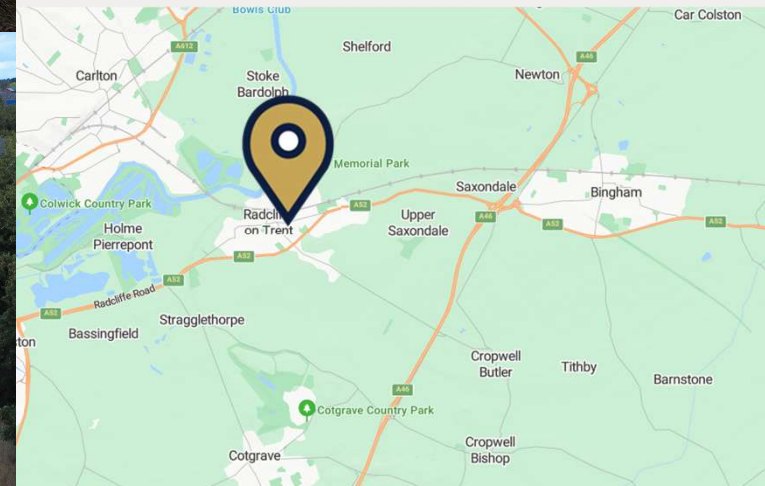


LOCATION

Located within immediate walking distance of the central village amenities on Main Road, including boutique retail, independent cafes, and local services.

Positioned just off the main arterial route, providing immediate vehicular access to the A52 corridor for straightforward commuting straight to Nottingham city centre or eastward to Grantham. The popular market town of Bingham is a short distance to the east.

Positioned inside the affluent Rushcliffe Borough, consistently ranked as one of the most desirable residential property markets in the East Midlands.



SAT NAV: NG12 2BB



COOL.SOCKET.UPDATE



AREAS

- Royal British Legion Club: 564.85 Sq M (6,060 Sq Ft)
- Main Hall: 849.88 Sq M (9,148 Sq Ft)
- Total: 1,414.73 Sq M (15,228 Sq Ft)

Building measurements on a GIA basis.

Site area is 1.378 Acres

PRICING

We are seeking unconditional offers in excess of £1,000,000.

Conditional offers may be considered subject to terms.

PLANNING

Interested parties are advised to make their own enquiries with the local authority. We consider the site suitable for residential development and conversion to include C2 (care) (stp).

BUSINESS RATES

Club: £20,000

Main Hall: £8,000

This is the rateable value for the property not the rates payable.



SERVICES

Mains services are connected but have not been checked or tested.

VAT

Prices quoted is exclusive but may be subject to VAT.

EPC

From C to E. Copies available on request.

AML

Purchasers will have to supply information to comply with Anti Money Laundering Regulations.

VIEWINGS

We will be carrying out a series of block viewing days.

By appointment with the Agents below:

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