

# phillips sutton

Niche Commercial Property Agents



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## Residential Development Opportunity

### 41A Nottingham Road

41A Nottingham Road, Loughborough LE11 1ER

Site Area: 0.2 Acres (968 Sq Yds)

# FOR SALE

### KEY FEATURES



Lapsed Planning Permission for  
8 flats



Comprising 5 x 2 bed flats and 3 x  
1 bed flats



9 car parking spaces



Popular Town Centre location



Close proximity to Loughborough  
University and the railway station



Freehold Price: £400,000



LOCATION:

The site is situated prominently on the south east side of Nottingham Road (A60) in Loughborough, one of the main thoroughfares into the town centre which provides direct links towards the railway station which is just a short 5 minute walk in distance. Loughborough University and the town centre are also in close proximity, and as a result, the site is well-placed for students and professionals alike.

DESCRIPTION:

The site comprises a fairly irregular shaped, level site of circa 0.2 acres (968 Sq yds) with existing industrial buildings. The site has the benefit of dual access from Nottingham Road to the front and Bishop Street to the rear.

ACCOMMODATION:

	ACRES	SQ YDS
TOTAL:	0.2	968

VIEWINGS:

Viewings are by appointment with Phillips Sutton.

CONTACT:



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TENURE:

The freehold interest is available to purchase.

PRICE:

£400,000.

PLANNING:

The site has a lapsed planning consent for the demolition of the existing buildings from Use class B1a and their replacement by a part two storey and part three storey block of 8 self[1]contained flats (5 x 2 beds and 3 x 1 bed) with 9 car parking spaces under Use Class C3 Residential. Planning application no. P/18/0739/2.

VAT:

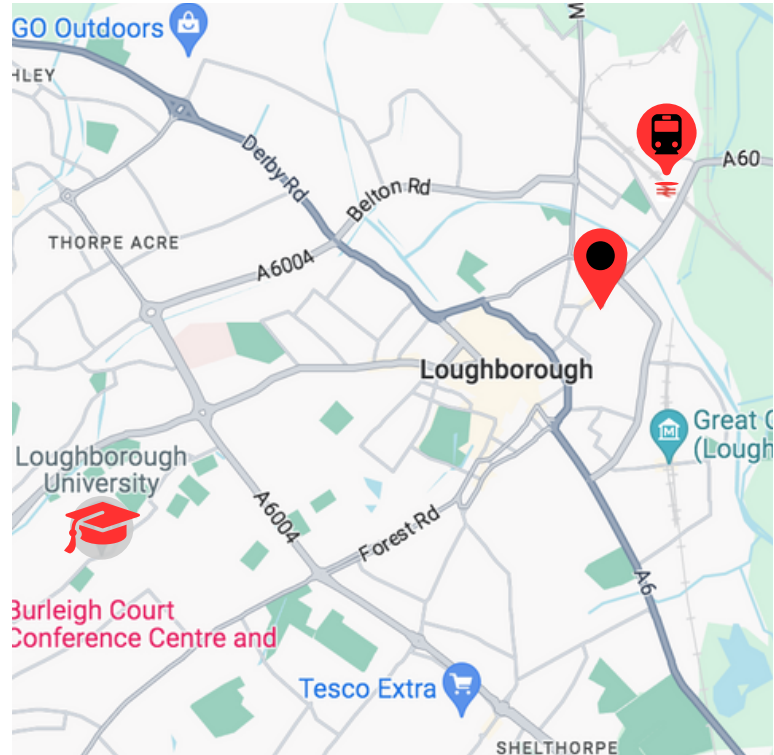
VAT is not applicable to the purchase price.

LEGAL COST:

Each party to bear their own costs incurred in this transaction.

AML REGULATIONS:

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.



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