

Arthur Mee Campus | 3 Isaac Lane | Stapleford | Nottingham | NG9 8GA

Former school/college premises – excellent development potential

1,785m² (19,156ft²)

on 1.65 acres

- Former school/college property
- Excellent development potential
- Offers invited on an unconditional basis
- Guide price - £1,500,000
- For sale freehold



FOR SALE



Location



Gallery



Video



Contact



Location

The site and buildings are located off Isaac Lane, immediately off the B6006 in the centre of Stapleford.

The premises lies about 6 miles south west of Nottingham City Centre and approximately 1.5 miles from the M1 at Junction 25 and 9 miles from Derby.

The immediate environs allow easy access to retail, food and beverage and all local amenities.

Description

The site consists of a former Victorian school property which has been subject to a number of extensions and alterations. Originally two building on site, there is a third more modern addition added in the early 1990s.

The majority is at ground level with ancillary first floor accommodation. The current layout is an educational facility with classrooms, offices, kitchens, refectory and a library.

The layout lends itself to alteration, extension and development for alternative purposes subject to the appropriate planning consents.

Whilst there is a small amount of on-site car parking there is, in addition, a dedicated car parking area opposite the property on Isaac Lane.

The property benefits from a gas fired central heating system and all mains services.





Floor Areas

Description	M ²	Ft ²
Main Building	935	10,064
1990s Extension	350	3,710
Former School Building	500	5,382
Total	1,785	19,156

The areas above are calculated on an estimated Gross Internal Area basis. The site areas are as follows:

Description	Acres
Main Campus	1.36
Separate Car Park	0.29
Total	1.65

(This information is given for guidance purposes only)

Town Planning

The main campus is located in the Stapleford Conservation Area as designated by Broxtowe Borough Council. The Ancillary car park sits outside the conservation area. The property is not Listed.

The property currently falls under Use Class F1 being a learning and non-residential institution. The property lends itself other uses subject to planning/change of use. Interested parties are invited to make their own enquiries of Broxtowe Borough Council in respect of their proposals for the property.

Potential Use/Development Potential

Subject to planning the property offers potential for the following uses including continued educational use, community use, religious use, residential conversion, extension/new build and commercial use such as character or serviced offices.

The ancillary car parking area offers potential for new build development in its own right.

Quoting Terms/Offers

The premises are available for sale freehold with offers invited in the region of:

£1,500,000

(One million and five hundred thousand pounds)

Offers are preferred on an unconditional basis but consideration will be given to conditional offers.

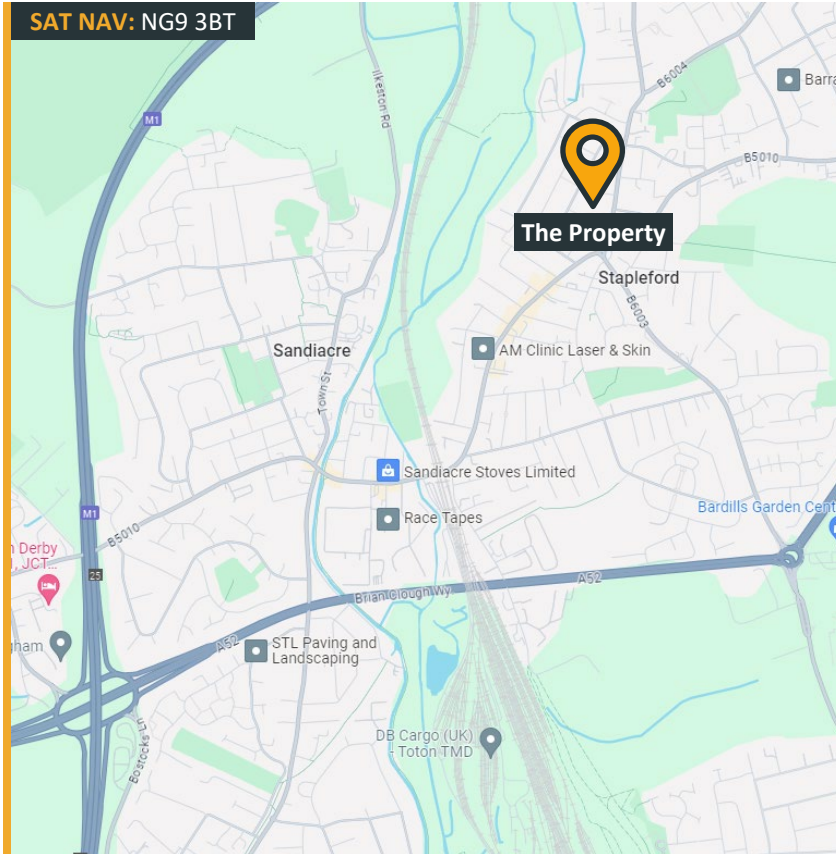
Viewing

Strictly by appointment with appointed agents – please contact Phil Daniels.

EPC

EPC is available upon request.





Services

Interested parties should make their own enquiries to the relevant statutory authority.

VAT

The VAT status is to be confirmed.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

Further Information

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

Phil Daniels

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.