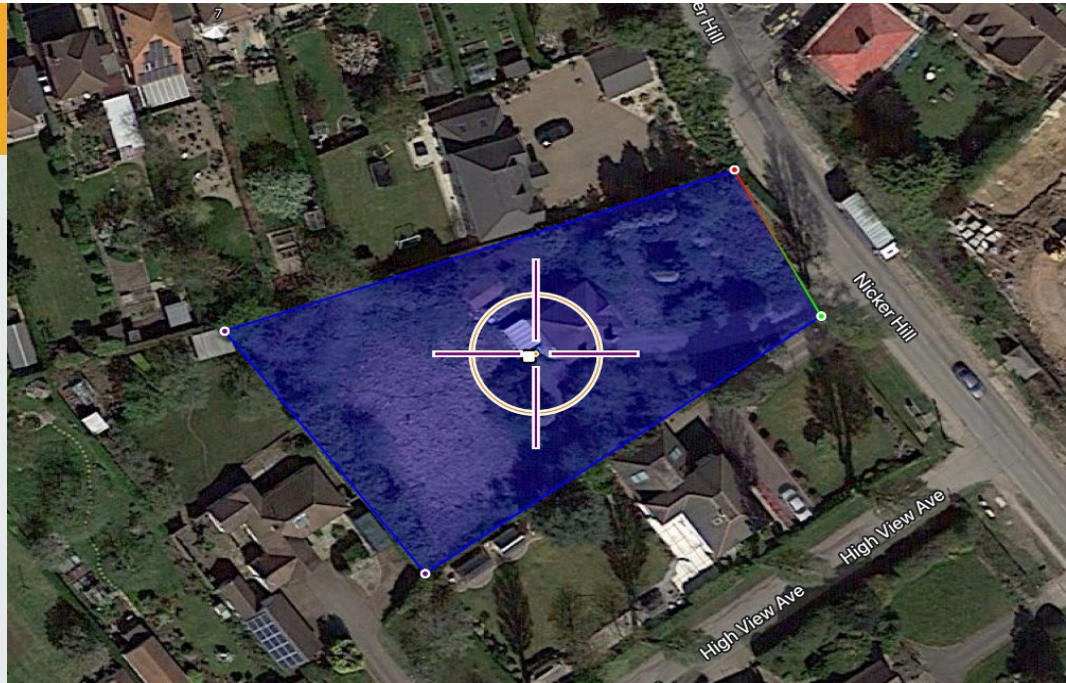


## Superb residential site in prime location

**0.52 acres**  
(0.21 hectares)

- Premier address in Keyworth
- Opportunity to build (STP) single executive development or 2 or 3 dwellings
- Positioned back from the main road for privacy
- In close proximity to all local services
- Excellent communications
- Guide price of £950,000



**FOR SALE**



Location



Gallery



Contact



Location



Gallery



Contact

## Location

Nicker Hill is a prime residential address on the outskirts of Keyworth. In recent years Nicker Hill has witnessed the development of a number of prestigious, stand alone executive properties and is a sought after address locally. Keyworth offers a wide range of services and amenities including health centre, convenience stores, restaurants and take-aways.

The position allows for good communications into West Bridgford and Nottingham City Centre close by and road links to the A52, A46 and M1 Motorways. The City provides excellent rail links and in addition East Midlands Airport is approximately 15 miles distant.

## The Site

The site comprises circa 0.52 acres. Thereon is an aging property which has, we understand, been abandoned for a number of years and has not at this stage been inspected internally.

It is presumed that the purchaser of this land will be seeking to demolish the property for the development of either a single executive home or a small executive housing development of 2 or 3 dwellings.

Whilst on Nicker Hill the site offers more seclusion than is usual for this address allowing for privacy for occupiers.







Location



Gallery



Contact



## Development Opportunity

Subject to planning we feel that this site offers the scope for either a single large prestigious executive development or a small executive homes development of 2-3 dwellings.

The site clearly has an existing residential consent but town planning will be required for any future development.

Interested parties should make their own enquiries to Rushcliffe Borough Council.

## Services

We understand that all mains services are available in the immediate area but interested parties should make their own enquiries to the relevant utility authorities.

## Tenure

The land and property is to be sold freehold with vacant possession.

## Price

Offers are invited on both a conditional and unconditional basis. The preference is for unconditional offers and the guide price is:

**£950,000**

**(Nine hundred and fifty thousand pounds)**



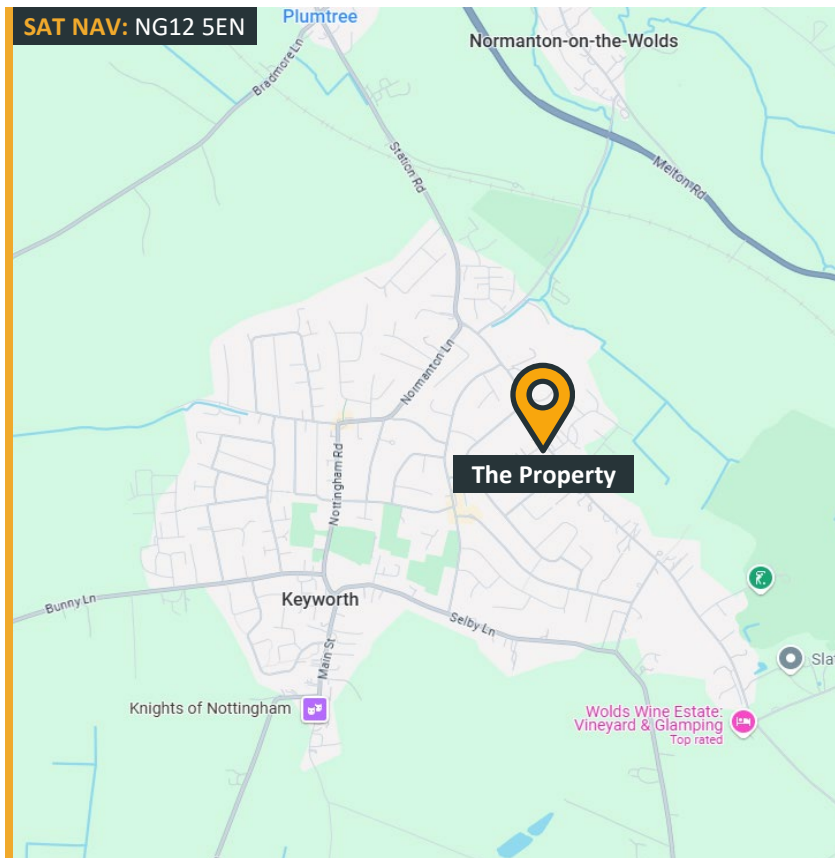
Location



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**SAT NAV: NG12 5EN**

## EPC

The existing property, we understand, has no functioning heating system nor has it currently been inspected internally. On this basis it is not proposed to make an EPC available.

## VAT

VAT is not chargeable on the purchase price.

## 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**

07976 318269

phil@fhp.co.uk

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

13/06/2025

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