

Former Children's Nursery For Sale Freehold

403.19m²
(4,340ft²)

- Former Children's Nursery
- Forest Fields
- Freehold
- Suit various alternative uses including:
 - Places of Worship
 - SEN School / Performing Arts
 - Gym / Offices / Storage
 - Supported Living
 - Retail / Restaurant
- Offers over £300,000



For Sale

Location

Gallery

Contact

Location

The property occupies a corner plot with small external playground areas and is close to the Tram stop, the Forest Fields recreational area, the Hyson Green neighbourhood shopping area and the ASDA Superstore.

The Property

The property comprises a former Victorian School that has been extended and fully refurbished, situated in the densely populated area of Forest Fields / Hyson Green.

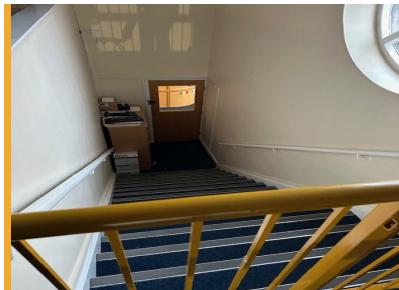
The Site

The site fronts Russell Road and Beaconsfield Street, with the site totalling approximately 7,000 ft².

Accommodation

Floor	m ²	ft ²
Ground Floor	296.36	3,190
Basement	106.93	1,151
Total	403.19	4,340





Planning

The property has been occupied as a Children's Centre since 1989, with such use falling within Class E. As such, the property could be used for Retail, Leisure or Business purposes without a need for a change of use consent.

Alternative Use

In addition to the alternative uses for the building as existing indicated above, the building could "subject to planning" be redeveloped for Apartments or Town Houses.

Please make the appropriate enquiries with the Local Planning Authority.

Rating Assessment

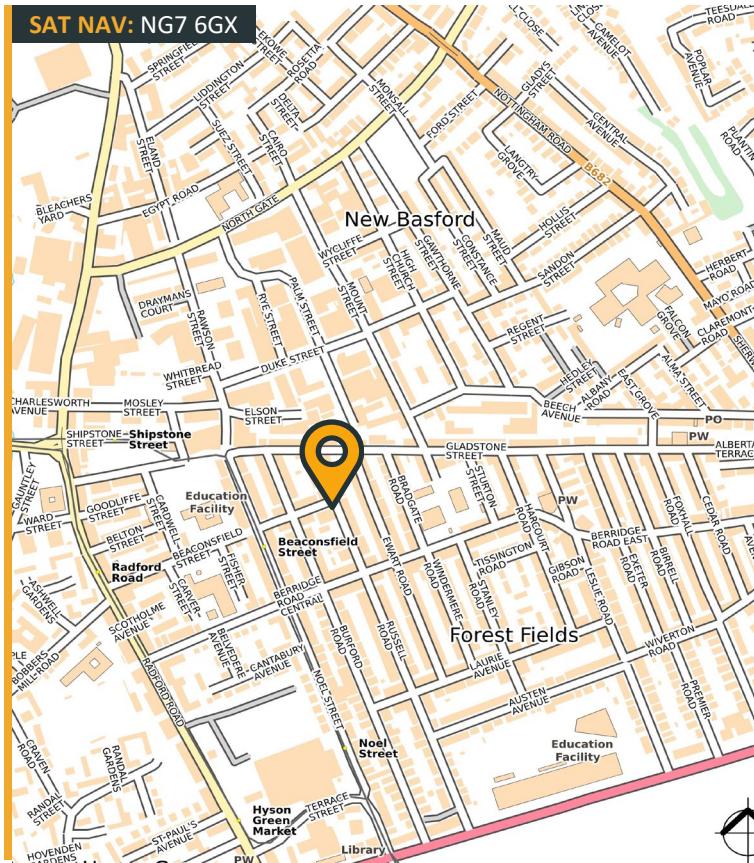
We understand from the Valuation Office Agency that the property is assessed as having a Rateable Value of £28,750 up to 1/4/26.

EPC

The property has an energy rating of D89. A copy of the Energy Performance Certificate is available upon request.

Price

Offers over £300,000.



Legal Costs

Each party are to bear their own legal costs.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Further Information

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

David Hargreaves

07876 396003

davidh@fhp.co.uk

Dom Alston

07890 568 077

dom.alston@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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