

## Residential Development Site For Sale – 1.65 acres approx

Circa 1.65 acres

- Planning Consent for 24 X 3-bed and 4-bed detached houses
- Close to Kimberley Town Centre and Ikea Retail Park
- Easy access to J26 M1
- Offers sought over £1,200,000



**FOR SALE**



Location



Gallery



Contact

## Location

The subject site is situated in Kimberley a small market town located some 6 miles from Nottingham City Centre.

Kimberley benefits from a large Sainsbury's food store and a variety of independent retailers, bars and restaurants.

Kimberley also benefits from its close proximity to the Giltbrook Retail Park home to IKEA, Next, M&S, Boots, Decathlon amongst many others.

## Connectivity

Kimberley is located 6 miles from Nottingham City Centre and benefits from easy access to the A610 which in turn provides quick access to Junction 26 of the M1.

## History

The site forms the last phase of the redevelopment of what was previously the Hardy & Hansons Brewery site which was subsequently closed following the acquisition of the business by Greene King in 2006

The past few years have seen the refurbishment of the Kiln and Tower to Apartments and the construction of cutting-edge Detached Houses, Town Houses and Apartments.





## Site – Phase 3 – The Final Phase

The adjacent land has now all been built out with roads and pathways constructed but awaiting final finish. All the houses are sold and are now occupied.

Access to Phase 3 is off Eastwood Road via Nettleship Road which finishes at the entrance to the subject site.

In total the site area is circa 1.65 acres (subject to survey).

The site partly fronts Eastwood Road and overlooks Hall Om Wong, a green open space accessible by the public.

## Utilities

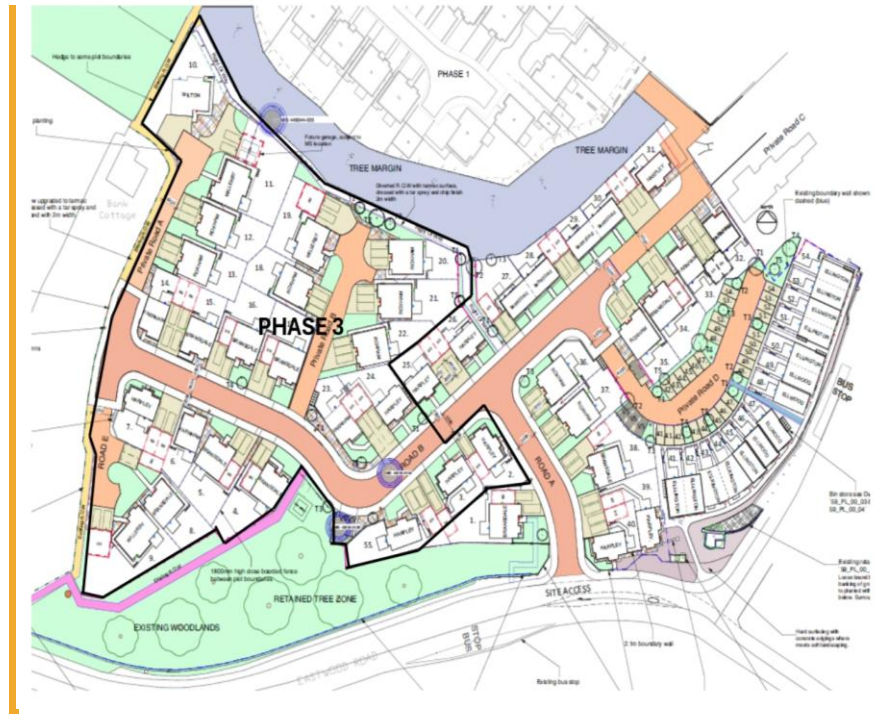
We are advised that all utilities are available at the boundary of the site.

## Planning Consent

A variety of planning consents have been granted over the years .

The subject site has planning for 24 Semi-Detached 3 and 4 Bedroom Houses ranging in size from circa 947sq ft - 1,500sq ft.

Plot	Style	Description	Sq ft
2	Harpley	3 bed detached	947
3	Harpley	3 bed detached	947
4	Bransdale	4 bed detached	1,270
5	Bransdale	4 bed detached	1,270
6	Farnham	4 bed detached	1,099
7	Harpley	3 bed detached	947
8	Bransdale	4 bed detached	1,270
9	Willerby	4 bed detached	1,530
10	Walton	4 bed detached	
11	Willerby	4 bed detached	1,530
12	Roxham	4 bed detached	1,189
13	Roxham	4 bed detached	1,189
14	Farnham	4 bed detached	1,099
15	Bransdale	4 bed detached	1,270
16	Bransdale	4 bed detached	1,270
17	Bransdale	4 bed detached	1,270
18	Roxham	4 bed detached	1,189
19	Willerby	4 bed detached	1,530
20	Roxham	4 bed detached	1,189
21	Roxham	4 bed detached	1,189
22	Roxham	4 bed detached	1,189
23	Farnham	4 bed detached	1,099
24	Harpley	3 bed detached	947
55	Harpley	3 bed detached	947





## Sale Prices

Sales prices of £325/ sq ft to £350/sq ft have been achieved on 3 and 4 bed Homes in the earlier phases of this development.

## Expressions of Interest

Expressions of interest by **24<sup>th</sup> June 2026** to David Hargreaves [davidh@fhp.co.uk](mailto:davidh@fhp.co.uk)

## The Kilns

This part-finished Listed Building will provide 8 no. 1 and 2-bed Duplex apartments and is available by separate agreement.





## Identity Checks

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

## Legal Costs

Each party to be responsible for their own legal costs.

## 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](mailto:davidh@fhp.co.uk)

**Dom Alston**

07890 568 077

[dom.alston@fhp.co.uk](mailto:dom.alston@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

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