

FOR SALE

PRIME STUDENT DEVELOPMENT SITE - Nottingham

LOCATION

The site is located in a Prime Student area within **5 minutes walk** of the Jubilee Campus of the University of Nottingham.

Adjacent to the site is the Manor Villages student scheme whilst on the opposite side of the road are the Student Roost schemes, Nottingham Two and Deakin's Place which provide **1,700 beds**.

EXISTING BUILDING

The current buildings were previously occupied by a bathroom showroom and warehouse with parking. In total the current accommodation is **7,100 sq ft** and has a rental value of **circa £72,500 pa**.

PLANNING PERMISSION

The site benefits from a Resolution to Grant under Planning Application Ref - (23/00584/PFUL3) for demolition and rebuild of a 5 storey building to provide **109 student bedrooms** comprising **24 studios** and a combination of **4, 5 and 6 bed cluster flats**. A copy of the draft S106 Agreement showing a nil contribution can be requested.

PRICE

Offers in the region of **£1,250,000** are required for the site and buildings with the benefit of the current Planning Consent.



CGI of Proposed Development



261 - 271 Ilkeston Road,
Lenton, Nottingham. NG7 3FY



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Nottingham a thriving economy

Nottingham is the capital of the East Midlands and is a member of the 11 Core Cities Group.

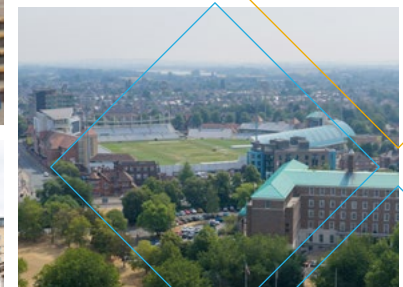
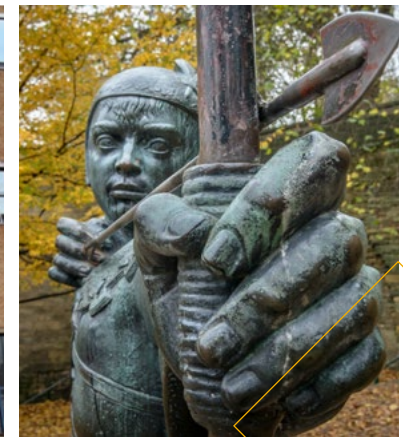
The city has a catchment population of over 1.3 million and benefits from an economy of £12.1 billion.

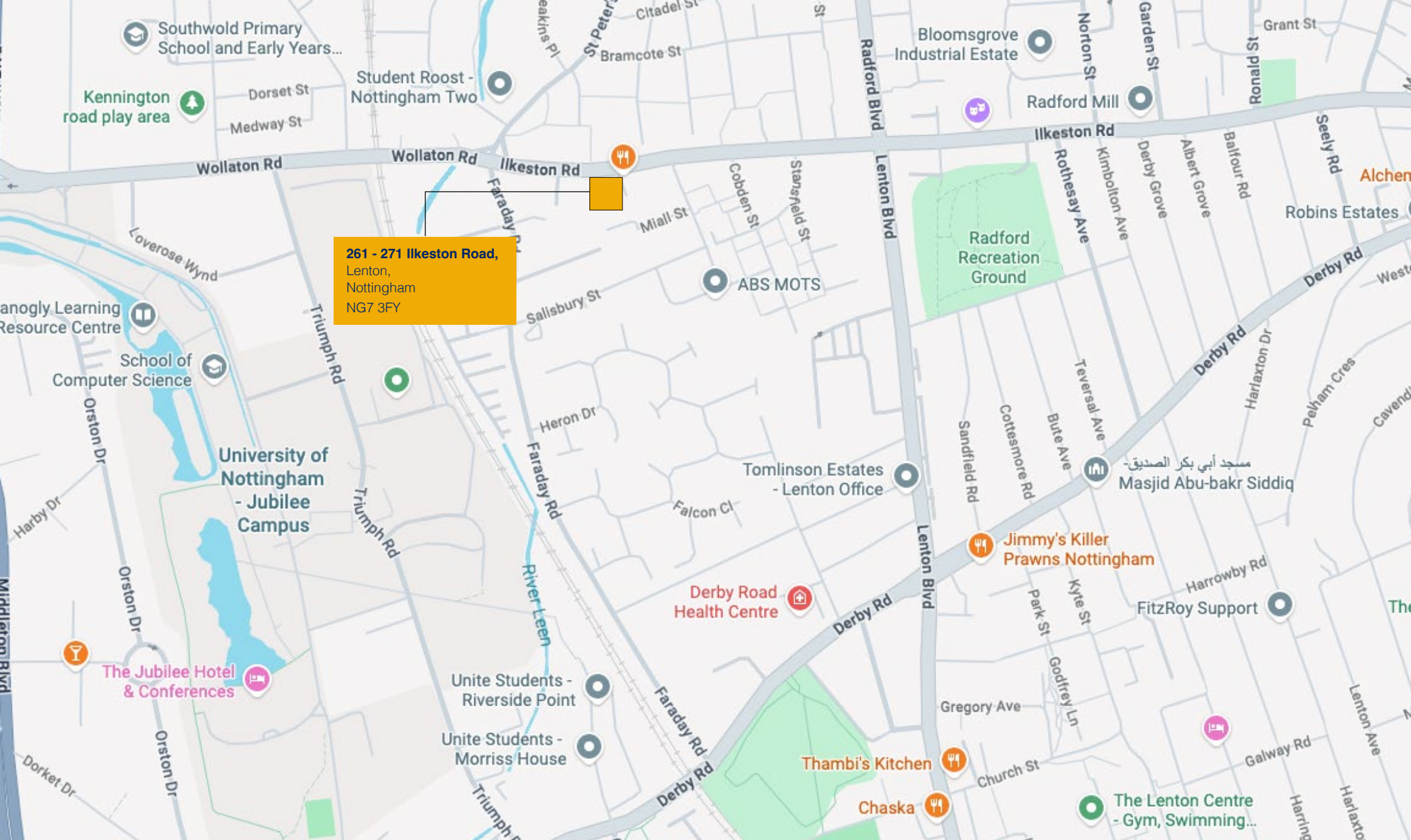
Nottingham is home to the headquarters of companies, such as, Walgreens Boots Alliance, Experian and Capital One as well as two of the country's leading universities.

The University of Nottingham and Nottingham Trent University are home to some 70,000 students and provide a constant supply of educated employees for Nottingham's many businesses.

Nottingham is situated in the centre of the country, some 128 miles from London (1 hour 38 mins by train) and 45 miles from Birmingham, with excellent transport links and easily accessible from the M1, to the heart of the city via the A453.

Nottingham also benefits from a very successful and comprehensive tram network and a busy railway station used by over 8 million passengers a year.







Prime location

The site is located immediately adjacent to the Jubilee Campus of the University of Nottingham, and just 1.1 miles from the Queens Medical Centre which employs some 6,000 staff.

With easy access into the City Centre (1 miles) on the many bus routes and its proximity to the Ring Road Farthings Court is a very well-located residential development.

Within 5 minutes' walk of the site there is a Lidl food store, Greggs and a Tesco Convenience Store as well as JD Gyms and the Derby Road Health Centre.

Point of Interest	Distance
Jubilee Campus	0.8 miles
Queens Medical Centre	1.1 mile
City Centre	1.0 mile
Nottingham Railway Station	2.4 miles



Adjacent Land Uses; Blue - Jubilee Campus - Student Accommodation, Red, Proposed Site



Nottingham University

Nottingham University is a Russell Group University with some 36,000 UK students across 3 main campuses. It is ranked 17th Nationally by QS World University Rankings and was crowned Best Sports University by The Times

The 65-acre Jubilee campus is home to the School of Education and Computer Science, The Nottingham University Business School, University of Nottingham Innovation Park and a Sports Centre.

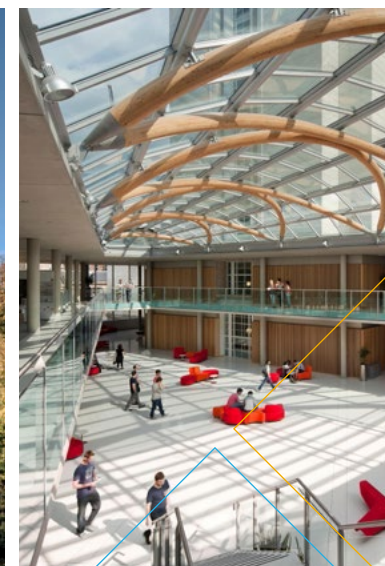
There are a number of PBSA developments close by including Nottingham One, Deakin's Place, Triumph House and Manor Villages.



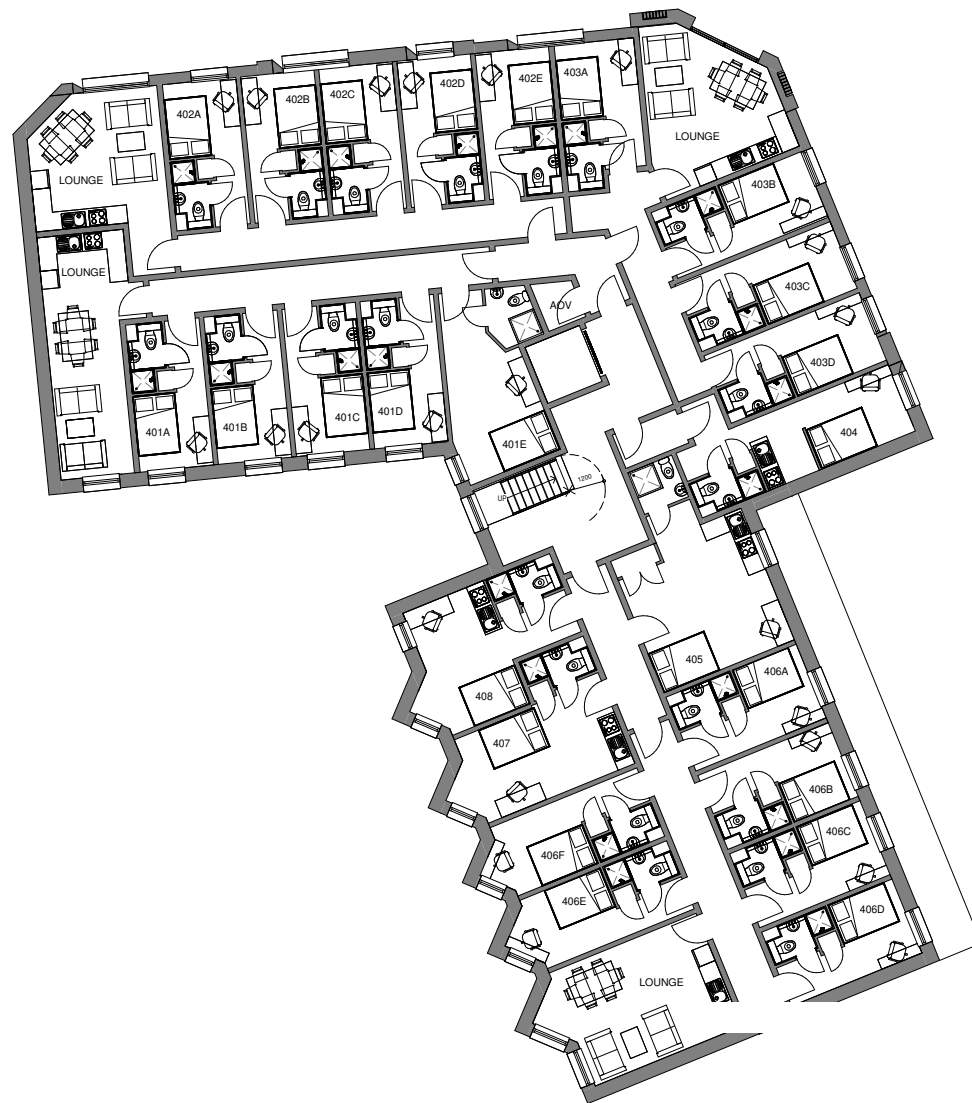
University of
Nottingham
UK | CHINA | MALAYSIA



Nottingham Trent
University



Floor Plan





THE OPPORTUNITY:-

Price - £1,250,000



261 - 271 Ilkeston Road,
Lenton,
Nottingham
NG7 3FY

Further information

For further information or to arrange a viewing please contact the agents below:

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