



4 Brookhill Leys Road  
New Eastwood, Nottingham NG16 3HZ

A PARCEL OF FREEHOLD LAND WITH  
TENTATIVE DRAWINGS FOR A  
RESIDENTIAL DEVELOPMENT SUBJECT TO  
PLANNING PERMISSION.

**£400,000 Freehold**





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS FREEHOLD PARCEL OF LAND HISTORICALLY USED AS A SHELL PETROL STATION AND MORE RECENTLY AS A CAR VALETING AND MOT REPAIR SHOP WITH TENTATIVE DRAWINGS FOR DEMOLITION AND REDEVELOPMENT OF THE SITE TO INCORPORATE RESIDENTIAL DWELLINGS INCLUDING THREE BED DETACHED BUNGALOW AND A PAIR OF SEMI DETACHED PROPERTIES.

Any potential purchaser could look to redesign the drawings to incorporate more dwellings which of course would be subject to the usual permissions and approvals through the local council.

The land could also be put to use for a variety of other purposes, to continue using as a car showroom/valeting or MOT business as was previously onsite.

The land to the rear, which is set behind security gates, could also be ideal for haulage storage or other purposes, again subject to potential permissions and approvals.

The site will need to have various reports undertaken, such as a bio diversity net gain report to which we have indicative costs of circa £1500 plus VAT, coal mining, topographical survey and, of course, planning application fees.

It will be down to the onward purchaser to perform their own due diligence on the site, dependent on the requirement for the land.

Indicative drawings are available upon request, which currently include two x three bedroom detached houses, one x two bedroom detached bungalow and one pair of three bedroom semi detached houses to the site.

For any further information, please contact Robert Ellis on 0115 949 0044.





## FRONT SHOWROOM

The front showroom has an open plan workshop space with kitchenette, office, entrance hall, study/storage area and to the side an attached WC and wash hand basin area.

## REAR MOT BUILDING

With main entrance, reception, office and multiple access points into the outdoor space.

## REAR STABLE BLOCK

With four entrance door points.

## DIRECTIONAL NOTE

The property can be found by turning off the A610 signpost "New Eastwood", crossing the mini roundabout adjoining the two new developments and bending left onto Brookhill Leys Road. The land itself can then be found a little further along on the left hand side.

## DRAWINGS

The drawings shown are for illustration only and no planning permission has been applied for.

## AGENTS NOTE

The land has no current planning permission for the drawings available. This will be down to the onward purchaser to look into in their own time and at their own expense. We can provide the indicative drawings designed by local architect, Paul Gaughan. There will be other costs and reports necessary for the site, due to the historic nature of the petrol station.



