

Kimberley

The Former Hardys & Hansons Brewery Nottinghamshire NG16 2NR

- **Vacant Former Brewery, Land and Buildings with Development Potential**
- Main brewery complex of 4.398 hectares (10.86 acres) providing 15,267 sq m (168,128 sq ft) of accommodation
- Workshops and garage buildings 0.709 hectares (1.75 acres)
- Residential development site
- Total site area 8.461 hectares (20.89 acres)

Vacant Possession upon Completion with the exception of Two Houses each let on ASTs

SIX WEEK COMPLETION AVAILABLE

14



Tenure
Freehold.

Location

The town of Kimberley lies 6 miles north-west of Nottingham adjacent to the A610 which provides direct access to the M1 (Junction 26), 1½ miles to the south-east of the town.

The property is situated to the north of the A610 and to the east of the town centre. The site is bounded by Hardy Street to the north, Nine Corners to the east and Eastwood Road to the south.

The principal brewery buildings, which form a local landmark, are located above Nine Corners at the junction of Main Street and Eastwood Road, Kimberley. The Brewery is located at the foot of Main Street, overlooking the Nine Corners junction. The principal brewery buildings lie on the south-west side of Hardy Street, with the main Victorian buildings occupying an elevated position on a site of some 4.398 hectares (10.86 acres).

A mile or so to the east, at a junction on the A610, is located the IKEA Retail Park based principally on the IKEA store, together with Decathlon and Next, whilst a Sainsbury's foodstore is located within walking distance of the site in Kimberley, from where there are good public bus services linking to Nottingham city centre.

Description

MAIN BREWERY COMPLEX (Hatched red on the plan)
Photographs 1, 2, 6, 7, 8, 9, 10, 15 & 17

Brewery Buildings, Maltings, Oast Houses, Offices, Stores, Land lying south-west of Hardy Street and Bank Cottage:

A group of fine Victorian industrial buildings incorporating the landmark high water tower and the operational production floors associated with the brewery. A substantial modern high roof distribution warehouse is located at the northern end, facing which are some further Victorian buildings with stores on the ground floor and three flats above, a multi-level former bottle store and warehouse on Nine Corners and the former lorry garage. There is also an attractive period cottage (Bank Cottage) lying within the wooded area to the south which is let on an Assured Shorthold Tenancy at £450 per calendar month. The bridge over Hardy Street is included in this lot together with rights of support.

The extent of the ownership includes the freehold of Oak Lodge Drive, which will be the subject of rights of way in favour of cottages on the north-west side of the driveway.

Site Area 4.398 Hectares (10.86 Acres)
Estimated Gross Internal Floor Area 15,267 sq m (168,128 sq ft)

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BREWERY STREET WINE AND SPIRIT STORE, WORKSHOPS AND GARAGE BUILDINGS (Hatched green on the plan)
Photographs 3, 4, 11, 12, 13 & 16 forming Three Parcels of Land with frontage to Hardy Street, Brewery Street and Brown's Flats:

The former wine and spirits store of the Brewery contains a group of buildings on three sides of a central yard with frontages to both the railway cutting and Hardy Street.

The Brewery Street garage lies adjacent to Brown's Flats and contains a Dutch barn style garage/warehouse and yard. To the south of Brewery Street lies a three-bay commercial vehicle workshop fronting Station Road, an electricity sub-station and a detached building (known also as Bedford Hall) lying at the south side of the junction of Brewery Street and Hardy Street.

The car park to the rear of the Nelson & Railway public house is included within this lot. The purchaser will be required to provide the vendors with 20 car parking spaces in this area and the vendors will retain rights to occupy the car park until the purchaser has obtained detailed planning approval for the relocation of 20 parking spaces.

(For further information please see Special Conditions of Sale).

Site Area 0.709 Hectares (1.75 Acres)

Canteen/Office Building fronting Hardy Street, 3 Hardy Close and the Residential Development Site (Field) (Hatched yellow on the plan)
Photographs 5 & 14

A two storey building at the corner of Hardy Street and Hardy Close comprising former staff canteen with offices over and two former Victorian cottages converted to offices. Together with a two storey detached residential cottage (No. 3 Hardy Close) comprising two reception rooms, two bedrooms, kitchen and bathroom let on an Assured Shorthold Tenancy at £475 per calendar month and the freehold of Hardy Close, an unadopted highway.

The field to the rear of these properties is allocated in the Broxtowe Local Plan (Reference H1(a)) as a potential residential development site for at least 25 dwellings.

Site Area 0.774 Hectares (1.91 Acres)

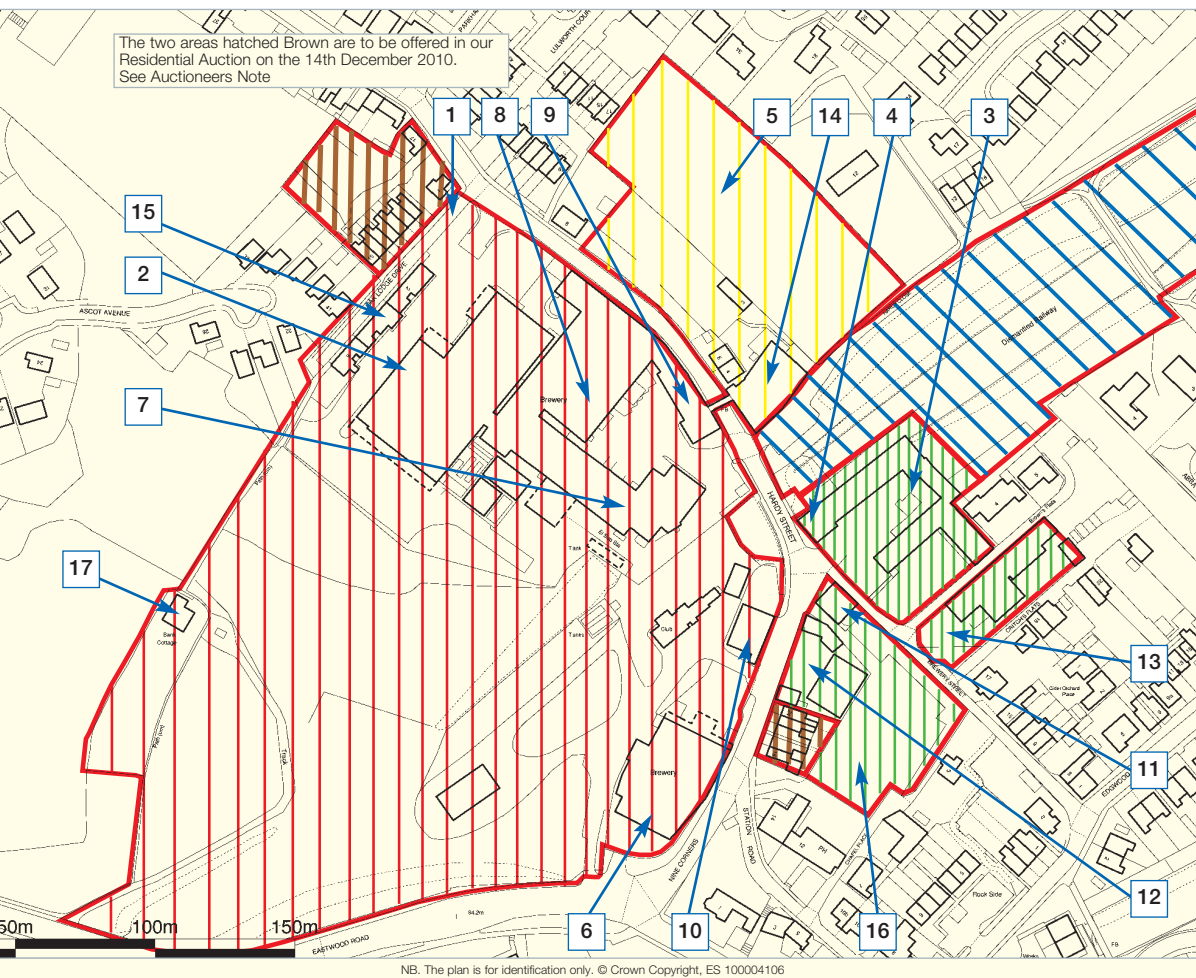
The Former Kimberley Railway Cutting (Hatched blue on the plan)

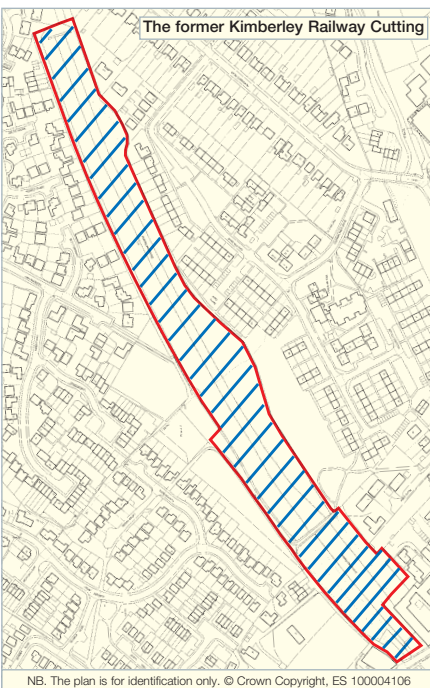
Let by way of a licence to Nottinghamshire Wildlife Trust (for maintenance and management) at an annual fee of £1. The agreement runs from year to year until determined by either party upon three calendar months' notice, expiring on 23rd June in any year.

Site Area 2.58 Hectares (6.37 Acres)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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Joint Auctioneer A Galloway, Savills. Tel: 0115 934 8112 Fax: 0115 934 8001 e-mail: agalloway@savills.com





Planning

The planning potential for the site has been the subject of discussions with senior officers of Broxtowe Borough Council. The Maltings within the main brewery complex are Grade II Listed and the Council is likely to require the retention of the main elements of The Brewery with any demolition requiring full justification in terms of an overall scheme that preserves or enhances the most important parts of The Brewery building. Officers have accepted the principle of some form of enabling development that will allow the retention of key elements of the Listed building. The location for that enabling development and the extent of it would need to be agreed as part of a future planning application. The principle of some residential development in the wooded areas adjacent to The Brewery building has been discussed. As the wooded area is the subject of a Tree Preservation Order, the scale and location of such enabling development eg, housing, would need to reflect the Protection Order on the trees. The Broxtowe Local Plan was adopted in September 2004. The Brewery lies within the Kimberley Conservation Area, whilst the residential development site lies outside it. A plan of the Conservation Area is available on request. Broxtowe Borough Council have approved a formal statement, the 'Kimberley Brewery Planning Brief', a copy of which is also available. Whilst the planning document discusses many issues, it is intended to augment the current Broxtowe Local Plan. A separate statement reflecting the views of Lindsay Cowle, a Conservation Consultant employed by the vendors, is also available and a copy of the same has been given to the local authority. The Broxtowe Borough Council, Tel: 0115 917 7777, is advised on Conservation matters by Nottinghamshire County Council's Planning Department. Tel: 0115 977 2790.

Tenancy

To be offered with VACANT POSSESSION UPON COMPLETION with the exception of two houses each let on Assured Shorthold Tenancies.

Rates

The Vendors do not at present pay any vacant rates.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

To be held on Tuesday 23rd November and Thursday 2nd December by appointment only. Please email your request with full contact details to viewings@allsop.co.uk. In the subject of your email please ensure that you enter **Lot 96 Kimberley**.

Auctioneer's Note

In addition to the property mentioned above, the following properties (hatched brown on the plan) are to be offered for sale in our residential auction to be held on 14th December 2010:

16-24 Clinton Terrace, Station Road comprising five dwellings, four let on Assured Shorthold Tenancies and one on a Regulated Tenancy.

1-15 Oak Lodge Drive and 17 Hardy Street comprising nine dwellings, seven let on Assured Shorthold Tenancies and two on Regulated Tenancies.

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