

# Nottingham

## 'Marlborough Hall', 30 Mapperley Road NG3 5AN

- **Freehold Former Student Halls of Residence**
- Planning Permission for Thirty Seven Two Bedroom Apartments
- Further Planning Permission for Six Town Houses and Four Apartments
- Occupying a Total Site Area of Approximately 0.443 Hectares (1.098 Acres)

## Vacant Possession



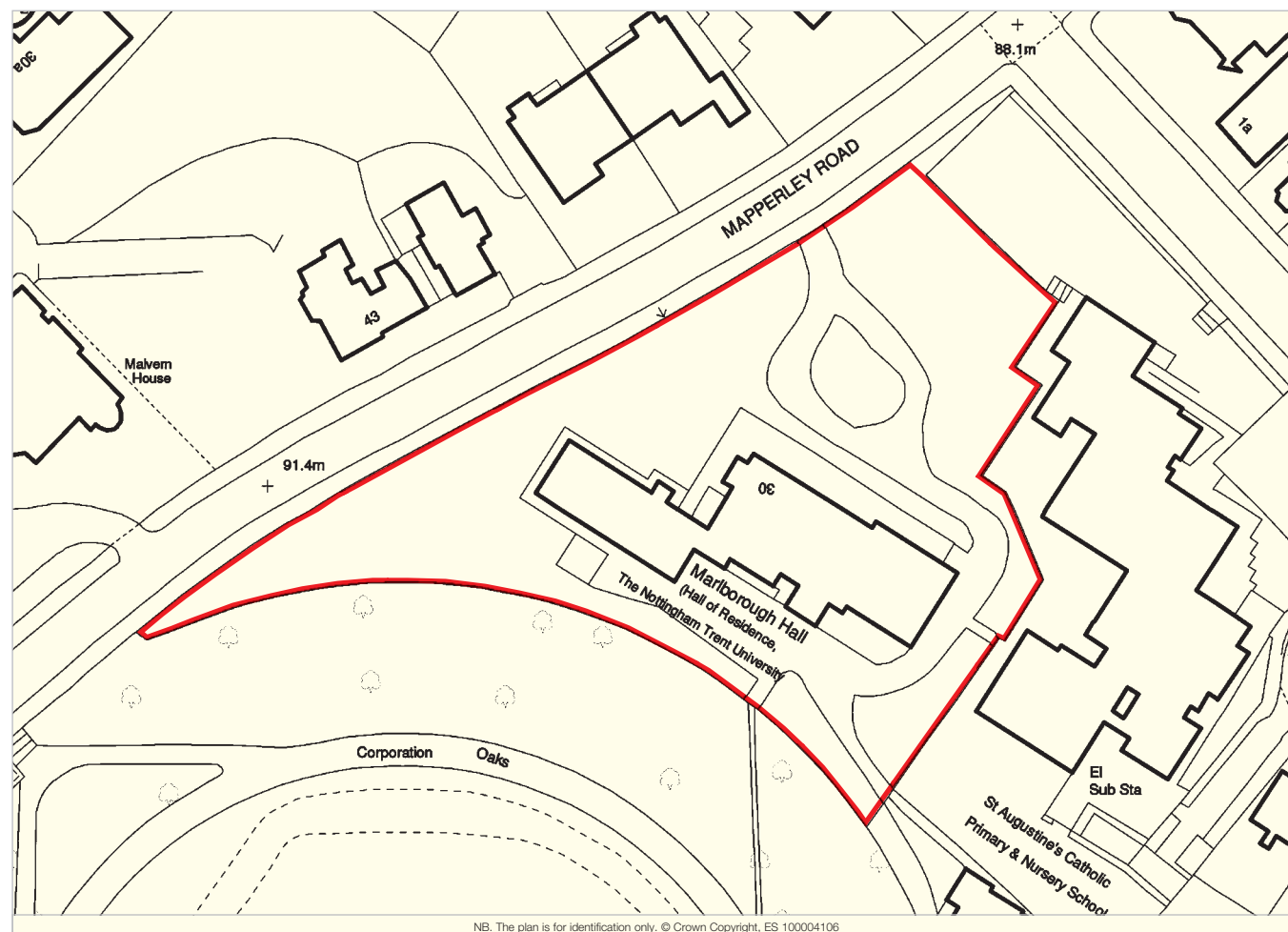
### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 11.00 – 11.30 a.m. (Ref: MW). NB. It will only be possible to view the ground floor of the property.

### Seller's Solicitor

Messrs Kitsons LLP (Ref: JL).  
Tel: (01752) 236700.  
Email: james.lang@kitsons-solicitors.co.uk

### VACANT – Freehold Site



### Tenure

Freehold.

### Location

The property is located to the south of Mapperley Road close to its junction with Park Avenue. The extensive shopping facilities of Nottingham city centre are located approximately a mile to the south and Nottingham Rail Station is 1.5 miles to the south. Mansfield Road (A60) is close to the property and provides access to the national motorway network including the M1 which is located to the west. The open spaces of Sycamore Park are within reach to the east.

### Description

The property comprises a derelict former student halls of residence arranged over ground and two upper floors having provided 79 student bedrooms.

### Accommodation

The property will provide the following accommodation once one of the planning permissions have been fully implemented.

**Proposed GIA (37 Flats) Approximately 2,735 sq m (29,434 sq ft)**

**Proposed GIA (6 Houses and 4 Flats) Approximately 2,200 sq m (23,681 sq ft)**

**Site Area Approximately 0.443 Hectares (1.098 Acres)**

### Planning

Local Planning Authority: Nottingham City Council  
Tel: 0115 876 4447.

Planning permission was granted on 19th February 2013 under application number 11/03383/PFUL3 for change of use and refurbishment to existing hall to form 15 apartments and new build comprising 22 apartments following part demolition. Further planning permission was granted on 27th December 2013 under application number 13/02103.PFUL3 for conversion to create two dwelling houses and four apartments and erection of four dwelling houses following part demolition. Both plans and planning permissions are available from the Auctioneer's office upon request (Ref: DK). Please email: dominic.ketteringham@allsop.co.uk

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



