



**Land at The Forge, Trowell, Nottinghamshire NG9 3PT**

**Land**

- ▶ **Approx. 23.3 a (9.4 ha)**
- ▶ **May split; parcels 10 acres +**
- ▶ **Fishing, pasture, grazing amenity STP**
- ▶ **Village fringe location**

For enquiries and viewings please contact:



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### Location

Trowell is a village in the Broxtowe Borough of Nottinghamshire, on the border with Derbyshire approximately 2 miles south of Ilkeston, 5.5 miles west of Nottingham and 12 miles east of Derby. The site is located on the northern Periphery of Trowell and accessed via a private drive, known as The Forge, off Ilkeston Road (A609).

### Description

The site comprises an irregular shaped parcel of land bounded by the Midland mainline London to Sheffield Railway to the east, the river Erewash to the south/ southwest, agricultural land and the A609 to the north.

Historically the site once accommodated Trowell Forge and 14 dwellings, these have long since been demolished with only the access road, at the Forge remaining.

The site now comprises undulating, semi natural grass and shrub land which may offer potential for pasture, grazing, equestrian or amenity use STP. The title includes a section of the River Erewash, to which we are advised there are fishing rights. Interested parties are advised to seek legal confirmation of these rights.

Having taken into consideration the site boundaries shown on the title plan we calculate the site to extend some 23.2 acres (9.4 hectares).

The vendor may consider selling the site in two separate lots of 10+ acres. Sub plot boundaries are to be by way of negotiation.

### Accommodation

	Hectares	Acres
<b>Total</b>	9.31	23

### Services

We understand mains services are available in the road. Interested parties should seek confirmation from relevant suppliers about suitable services.

### Planning

We are advised the site is greenbelt and falls under policies E16 and E28 of Broxtowe local plan, which seeks to preserve Nature Conservation and prevent development on areas deemed to be at high flood risk. The lower levels of the site, adjacent the river, are identified as being a flood zone 3. Further planning enquiries should be directed to Broxtowe Borough Council on 0115 917 3447.

### Tenure

The site is offered freehold with vacant possession, subject to the restrictive covenants relating to the land shaded blue.

### Price

The land is available to buy Freehold for £210,000 exclusive for the whole or lot of 10 acres from £100,000.

### VAT

All sums quoted exclusive of VAT. We understand the land is not registered for VAT however interested parties are advised to confirm the VAT position by taking the appropriate professional advice.

### Legal Costs

Each party are to be responsible for their own legal costs incurred with this transaction.

### Viewings

Unaccompanied site inspections are possible. Please contact the agents prior to inspection for access instructions.

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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