



**LOCATION** Long Eaton lies approximately 7 miles south west of Nottingham City centre and just 3 miles south of junction 25 of the M1 motorway. It is a busy town with a population of approximately 37,000 and it has around 20 schools and colleges.

The property lies immediately to the south of the town centre and is situated on the west side of Tamworth Road between the Long Eaton Library and Fire Station. The area opposite the property is predominantly residential but also supports some local shops and a junior school.

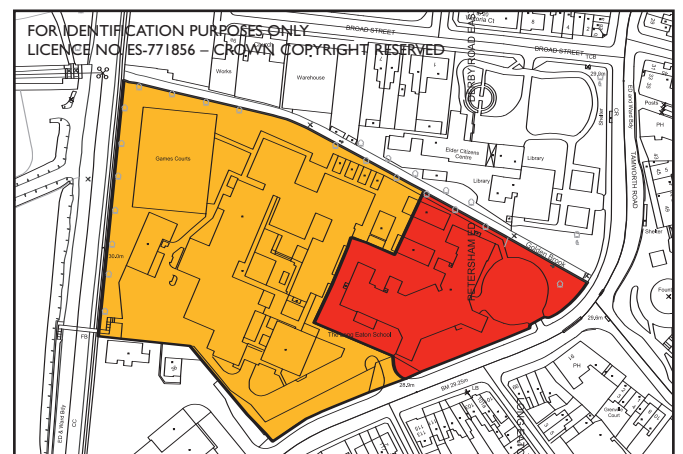
**DESCRIPTION** The property consists of a substantial two storey Grade II Listed school building set in a prominent level site fronting Tamworth Road. The site is shown shaded red on the plan and extends to approximately 0.52 hectares (1.28 acres). Existing vehicle access is available from Tamworth Road at two separate points; directly to the front of the property at the eastern corner of the subject site and via a right of way to be granted over the main access road to the adjoining site shaded yellow on the plan.

**TENURE** Freehold with **VACANT POSSESSION**.

**PLANNING AUTHORITY** Erewash Borough Council (0115 907 2244).

**PLANNING & DEVELOPMENT** The property is considered a development opportunity, subject to gaining the necessary consents.

The adjoining site, shaded yellow on the plan, extends to 1.39 hectares (3.45 acres) and is to be cleared of the existing buildings and offered for sale by Informal Tender. It is considered suitable for commercial, residential or



leisure development opportunities, subject to the necessary planning consent(s) being obtained. For further information concerning this adjoining site please contact Richard Mottram, County Property Division, Derbyshire County Council on 01629 580 000 ext. 6342 – [www.derbyshire.gov.uk](http://www.derbyshire.gov.uk); follow the Business and Economy link to 'Property'.

**VALUE ADDED TAX** We are not aware of any VAT liability.

## VACANT POSSESSION