



Guide Price £160,000 Freehold

LAND AT ERNEST ROAD | CARLTON | NOTTINGHAM | NG4 1PY

BuckleyBrown
ESTATE AGENTS

FULL PLANNING PERMISSION GRANTED!...

GUIDE PRICE £160,000 - £170,000

A superb development opportunity on Ernest Road, Carlton, Nottingham. The site currently consists of a block of garages and comes with full planning consent (Ref: 2024/0549 – Gedling Borough Council) for the construction of two/three-bedroom homes.

Situated in a popular and well-connected area, the plot benefits from close proximity to local amenities, schools, and transport links providing easy access to Nottingham city centre. Ideal for both experienced developers and those looking to embark on their first project, this plot presents the chance to deliver high-quality homes in a thriving residential area.

Offering a rare blend of potential, practicality, and location, this is a development not to be overlooked. Secure your opportunity to bring a new vision to life on Ernest Road, where convenience meets community, and potential meets promise.

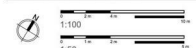
For further details or to discuss the opportunity, please contact the office today!



Parking and hardstanding area opened out to allow for larger visibility plays each side.

SITE AREA - 412.71sqm
EXISTING FOOTPRINT - 180sqm
PROPOSED FOOTPRINT - 121.5sqm

- 1. The full scale of the drawing. All dimensions and levels to be checked on site.
- 2. The owner of the property (or agent) is ultimately responsible for complying with the relevant Planning Rules, Building Regulations and Party Wall Act.
- 3. Any discrepancies to be reported to Peter Philip Developments Ltd prior to construction.
- 4. Peter Philip Developments accepts no liability for any expenses, loss or damage arising from any variations made to this drawing or in the execution of the work.



PROPOSED SITE PLAN 1:100

	Status	Scale @ A1	Purpose of Issue	Originator	Project Address	Project Description	Laying Title	Drawing Number	REV
	PRE LIM	1:50/100	Planning Permission	Peter Philip Developments	Garages Adjacent to 1 Ernest Road Carlton Nottingham NG4 1AJ	Demolition of Existing Garages and Erection of New Build comprising of 2 x 3 Bed Units.	Site Plans	ENST - PPD - ZZ - XX - DR - N/A -	
Not For Construction	Project No:	Date:	Drawn by:	Checked by:				2	01

Gross Development Value

Our helpful negotiators will be more than happy to discuss any potential income to be made on your purchase of this plot, with advise from our expert valuers.

Planning Permission

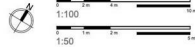
REF: 2024/0549

Gedling Council

Demolition of Existing Garages and
Erection of New Build comprising of 2 x 3
Bed Units



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Status	Scale @ A1	Purpose of Issue	Originator	Project Address	Project Description	Layout Title	Drawing Number
PRE LIM	1:50/100	Planning Permission	Peter Philip Developments	Garages Adjacent to 1 Ernest Road Carlton Nottingham NG4 1JU	Demolition of Existing Garages and Erection of New Build comprising of 2 x 3 Bed Units	Proposed A1 Proposed Roof Plan	ENST - PPD - - - -N/A - 6
Not For Construction	Project No: N/A	Date: 22 May 2024	Drawn by: APPJ	Checked by: JTJW			

Status	Scale @ A1	Purpose of Issue	Originator	Project Address	Project Description	Layout Title	Drawing Number
PRE LIM	1:100	Planning Permission	Peter Philip Developments	Garages Adjacent to 1 Ernest Road Carlton Nottingham NG4 1JU	Demolition of Existing Garages and Erection of New Build comprising of 2 x 3 Bed Units	Proposed A1 Proposed Front and Rear Elevations	ENST - PPD - - - -N/A -
Not For Construction	Project No: N/A	Date: 09 August 2024	Drawn by: APPJ	Checked by: JTJW			



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PRE LIM	1:100	Planning Permission	Peter Philip Developments	Garages Adjacent to 1 Ernest Road Carlton Nottingham NG4 1JU	Demolition of Existing Garages and Erection of New Build comprising of 2 x 3 Bed Units	Proposed A1 Proposed Sections	ENST - PPD - - - -N/A -
Not For Construction	Project No: N/A	Date: 09 August 2024	Drawn by: APPJ	Checked by: JTJW			

Status	Scale @ A1	Purpose of Issue	Originator	Project Address	Project Description	Layout Title	Drawing Number
PRE LIM	1:100	Planning Permission	Peter Philip Developments	Garages Adjacent to 1 Ernest Road Carlton Nottingham NG4 1JU	Demolition of Existing Garages and Erection of New Build comprising of 2 x 3 Bed Units	Proposed A1 Proposed Side Elevations	ENST - PPD - - - -N/A -
Not For Construction	Project No: N/A	Date: 09 August 2024	Drawn by: APPJ	Checked by: JTJW			

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

LAND AT ERNEST ROAD
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