



Orchard Close  
Nottingham

MOUNT & MINSTER



# Orchard Close

Nottingham

**\*\*DEVELOPMENT PLOT\*\*** Architect designed and offering a plethora of natural light through ample amounts of glass, this spacious property has planning consent to establish a large and modern home, sat on a generous plot in the heart of this increasingly sought-after and popular village.

- Development Project
- Consent for Substantial Residence
- Two Reception Rooms
  - Kitchen & Utility
- Two Double Bedrooms
  - Bathroom
  - Garage
- Extensive Gardens
- Low 5% VAT re renovations/alterations
- Favoured Location



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## DESCRIPTION

A large and spacious dwelling, set on a large corner plot with ample private parking and glorious, private gardens. Offered with no onward chain, this beautiful home benefits from planning permission for a substantially larger residence and offers a well-appointed canvas for the new owners to put their stamp on a truly unique property in this hugely sought-after and tranquil village. Accommodation briefly includes a reception hall with open-plan kitchen and walk-in pantry, a larger reception room with open fire, two double bedrooms, bathroom with a hunded floor and easy access shower, as well as a utility and garage.

The property will have been vacant for two years with effect from the 30th November 2023, therefore attracting a lower rate of VAT of just 5% from registered contractors, effectively reducing the costs to self builders.

## LOCATION

East Bridgford is popular for its history, alongside many local amenities which include a primary school, medical centre, a church, local shops, tennis club, public house, garden centre, vets, garage and a very active village hall.

The village provides excellent access to A52 and A46, as well as good access to the neighbouring market towns of Bingham and Newark. Bingham is a small market town to the East of Nottingham and provides excellent access to some stunning countryside in the nearby Vale of Belvoir as well as attractions near Grantham such as Belton House. There is a busy market in the Market Place alongside The Buttercross in the town each Thursday and a Farmers Market on the third Saturday of every month. Bingham can also boast that it was once voted "the Best Place to bring up a Family". Pierrepont Country Park is home of The National Water Sports Centre, offering everything from adrenaline-pumping activities through to family-friendly fun, nestled amongst 270 acres of beautiful parkland.

A charming market town steeped in history, Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square. Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre. There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark Markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.

Nottingham is a historic city with a range of beautiful homes, architecture and local facilities. The Victoria Shopping Centre is a popular destination for shoppers, offering numerous high street brands and restaurants including a popular John Lewis. Local attractions include historic caves and castles, adventure sports or theatres and museums. Wollaton Park is set in over 500 acres of historic parkland it is perfect for a family day out. The park is also home to Nottingham's natural history museum and herds of deer that roam freely around its parkland and lake. Sporting facilities can be found at David Ross Sports Village, with a wide range of facilities and activities including a gym, swimming pool, table tennis, archery, fencing, martial arts, climbing and dance studios.

## SCHOOLS

East Bridgford offers Ofsted rated both 'outstanding' and 'good' schools Local schools include; East Bridgford St Peters Church of England Academy: Ofsted rated 'Outstanding', Gunthorpe Church of England Primary School, Robert Miles Infant School, Robert Miles Junior School and Toot Hill School: Ofsted rated 'Outstanding'.

## ACCOMMODATION

### Reception Room

23'11" x 12'11" (7.31m x 3.95m)

### Reception Hall

11'11" x 11'6" (3.65m x 3.53m)

### Kitchen

12'0" x 11'11" (3.66m x 3.65m)

### Utility

8'11" x 4'7" (2.74m x 1.40m)

### WC

4'11" x 3'5" (1.50m x 1.06m)





#### **Master Bedroom**

11'11" x 11'11" (3.65m x 3.65m)

#### **Bathroom**

9'3" x 7'10" (2.84m x 2.41m)

#### **Bedroom Two**

11'11" x 10'11" (3.65m x 3.34m)

#### **OUTSIDE**

The property is approached onto a tarmac driveway with ample parking for multiple vehicles. A single garage is located at the end of the driveway with an electric up-and-over door. The front of the property benefits from a large garden, mostly laid to lawn with trees, shrubs and flower beds. Raised timber decking provides a superb elevated seating area, ideal for outdoor eating and entertaining. A green house is located to the side of the property which leads to the rear garden which is, again, predominantly laid to lawn with additional trees, shrubs and flower beds.

#### **PLANNING PERMISSION**

Planning consent was granted on 21st September 2023 (Ref: 23/00976/FUL) to establish a first floor extension with two storey elements to the front and the rear to create a modern, rendered residence with ample natural light and accommodation to facilitate contemporary living at its finest.

#### **SERVICES**

Mains water, gas, electricity and drainage are all connected.

#### **ENERGY PERFORMANCE**

Rating: TBC

#### **COUNCIL TAX**

Band: E

#### **METHOD OF SALE**

The property is offered for sale by Private Treaty.

#### **TENURE**

Freehold with vacant possession upon completion.

#### **VIEWING**

By prior arrangement with the Agents (01476 515329).

#### **ADDITIONAL INFORMATION**

For further information, please contact Mount & Minster:

T: 01476 515329

@: info@mountandminster.co.uk

#### **BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Orchard Close, East Bridgford



Floor Plan  
Approximate Floor Area  
1167 sq. ft  
(108.42 sq. m)

Approx. Gross Internal Floor Area 1167 sq. ft / 108.42 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



