



Melton Road, West Bridgford Nottingham NG2 7NF

welcome to

Melton Road, West Bridgford Nottingham

Rare opportunity to acquire a freehold development site on Melton Road in West Bridgford, approximately 2 miles from Nottingham city centre, and within walking distance of local amenities and schools.

Viewings are to be strictly arranged via an appointment with the selling agent.



Entrance Hall

Currently with two front doors leading into the entrance hall and two staircases leading the upper levels.

Reception Rooms

Three reception rooms, two on the ground floor and one of the second floor.

Kitchen

Two kitchens, one on the ground floor and the other on the second floor.

Conservatory

Two conservatories to the rear of the property both with patio doors out to the garden.

Bedrooms

There are currently 14 bedroom, 12 of which each have their own separate WC. Two of the bedroom sit on the second floor within the self contained flat.

Office

There are 2 offices, one on the ground floor and the other in the self contained flat on the second floor.

Wc

As well as the WC within the bedrooms, there are an additional three WC's

Shower Room

There are 3 shower rooms, one on the ground floor, one on the first floor and the other in the self contained flat on the second floor.

Outbuildings

Externally the property offers a detached garage to the rear and an additional room in the garden.

Outside

To the front of the property in enough parking for several vehicles as well as parking in front of the garage to the rear. The garden wraps around the side and to the rear which is low maintenance.

Planning Permission

Full planning permission (22/01075/FUL) was conditionally granted on the 19th August 2022 for conversion of the care home to 9 residential apartments including a two storey and single storey rear extension. Further details and associated documents are available via the Rushcliffe Borough Council website or the selling agent.

For Further Information call Joe Perriam
07763212358



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welcome to

Melton Road, West Bridgford Nottingham

- AMAZING DEVELOPMENT OPPORTUNITY
- PLANNING PERMISSION GRANTED
- HIGHLY DESIRABLE LOCATION
- NO CHAIN
- VIEWING RECOMMENDED

Tenure: Freehold EPC Rating: D

offers over

£1,100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103163 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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