

# JOHNSONS & PARTNERS

Estate and Letting Agency



## GARAGES ERNEST ROAD, CARLTON

NOTTINGHAM, NG4 1JU

OFFERS OVER £175,000

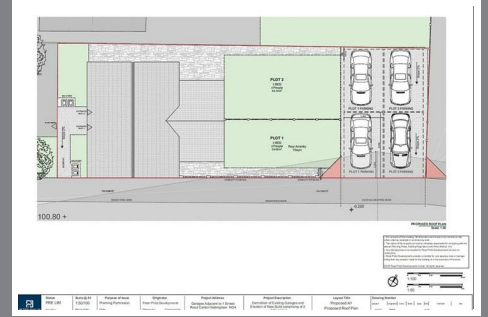


Scale	Scale (A1)	Purpose of Issue	Originator	Project Address	Project Description	Layout Title	Drawing Number
PRE LIM	1:100	Planning Permission	Peter Philip Developments	Garages Adjacent to 1 Ernest Road Carlton Nottingham NG4 1JU	Demolition of Existing Garages and Erection of New Building of 2	Proposed A1 Residential Development	1001

# GARAGES ERNEST ROAD

CARLTON, NOTTINGHAM, NG4 1JU

OFFERS OVER £175,000



Planning Permission Granted | Planning Reference: 2024/0549 Gedling Borough Council | Two Three Bedroom Properties | Popular Location | Close to Local Amenities | Currently a Block of Garages |

We are thrilled to present an outstanding development opportunity on Ernest Road, Carlton, Nottingham, NG4. This prime parcel of land comes with the significant advantage of having planning permission (Planning Reference: 2024/0549, Gedling Borough Council) already in place for the erection of two elegant three-bedroom residences.

Tailored for developers with an eye for potential, this plot is a canvas awaiting your signature. It's a chance to craft from the ground up, perfect for those established in the field or looking to take the leap into property development. The versatility of the site allows for a range of visions, whether you intend to build bespoke family homes that exude character or a lucrative investment opportunity.

Nestled in the well-regarded locale of Carlton, the plot is ideally situated amidst an array of local amenities. Families will be drawn to the outstanding educational establishments nearby, while the assortment of shopping options ensures practicality and ease. Connectivity is key; this location boasts exceptional transport links, including roads and public transit that facilitate swift journeys to the heart of Nottingham and beyond.

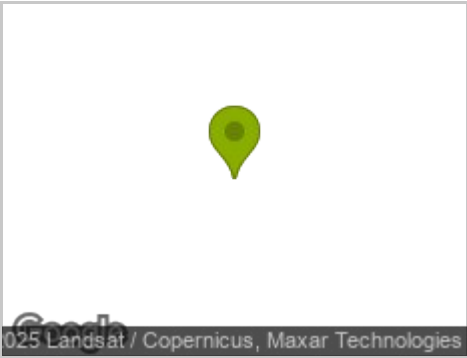
Take advantage of this chance to make your mark in a locale that embodies the perfect blend of accessibility and lifestyle appeal. With solid prospects, this development opportunity on Ernest Road is not to be missed by those seeking to build not just homes, but futures.



Road Map



Hybrid Map



Terrain Map



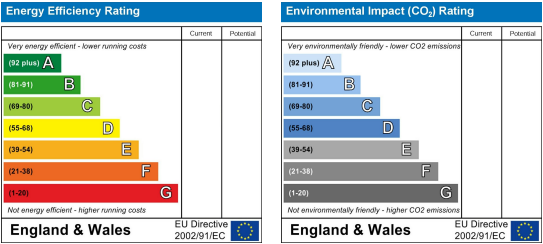
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.