

# HoldenCopley

PREPARE TO BE MOVED

Willow Wong, Burton Joyce, Nottinghamshire NG14 5FD

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£550,000

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## 8 MIXED UNIT DEVELOPMENT SCHEME...

Presenting a rare investment opportunity for discerning investor-developers, 6 Willow Wong is now available for sale, offering the chance to embark on a build-to-rent or traditional build-to-sell venture in an esteemed village location. The property, currently a detached office building, boasts a generously sized open-plan main office, a meeting room, a staff kitchen, four first-floor offices, and convenient washroom facilities. Noteworthy features include double glazing and gas-fired central heating (not tested). Additionally, the property comes with approved planning permission for the demolition of the existing structure, paving the way for the construction of eight residential units (Class E) on the ground floor front aspect. (Planning Application No: 2021/067). Don't miss this exceptional opportunity to shape a premier development in an idyllic village setting.

MUST BE VIEWED



# FRONT ELEVATION



- Double Fronted Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Ground Floor W/C
- Three-Piece Shower Room
- Driveway & Garage
- Planning Permission Approved To Construct Six Residential Units
- Sought After Village Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

16'4" x 3'10" (4.98 x 1.18)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling and a single UPVC door providing access into the accommodation

### Living Room

28'2" x 13'6" (8.60 x 4.14)

The living room has wood-effect flooring, two radiators, coving to the ceiling and three windows to the front, side and rear elevations

### Dining Room

15'9" x 12'3" (4.81 x 3.74)

The dining room has wood-effect flooring, a feature fireplace, a radiator, a picture rail, coving to the ceiling and a bay window to the front elevation

### Kitchen

16'7" x 11'4" (5.06 x 3.47)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a mixer tap, space for a Rangemaster cooker, space and plumbing for a dishwasher, a radiator, tiled splashback, coving to the ceiling, recessed spotlights, two windows to the rear elevation and a single door providing access to the rear garden

### Utility Room

9'4" x 6'6" (2.87 x 2.00)

The utility room has space and plumbing for a washing machine, a wall-mounted boiler, tiled flooring, recessed spotlights, a window to the side elevation and a single door providing access to the rear garden

### W/C

6'9" x 3'6" (2.07 x 1.08)

This space has a low-level flush W/C, a pedestal wash basin and an obscure window to the rear elevation

## FIRST FLOOR

### Landing

3'10" x 3'8" (1.19 x 1.13)

The landing has carpeted flooring, a radiator, a window to the side elevation and provides access to the first floor accommodation

### Master Bedroom

16'8" x 13'0" (5.09 x 3.98)

The master bedroom has carpeted flooring, a radiator, a picture rail, coving to the ceiling and two windows to the front elevation

### Bedroom Two

16'4" x 12'0" (4.98 x 3.68)

The second bedroom has carpeted flooring, a radiator, a picture rail, coving to the ceiling and a window to the front elevation

### Bedroom Three

11'11" x 11'5" (3.65 x 3.48)

The third bedroom has carpeted flooring, a radiator, a picture rail, coving to the ceiling and a window to the rear elevation

### Bedroom Four

9'3" x 8'5" (2.84 x 2.57)

The fourth bedroom has carpeted flooring, a radiator, a picture rail, coving to the ceiling and two windows to the rear elevation

### Shower Room

8'6" x 6'11" (2.61 x 2.12)

The shower room has a low-level flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls and an obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is a low-maintenance brick-walled garden, a driveway with access to the garage providing ample off-road parking and access to the rear garden

### Rear

To the rear of the property is a generously-sized private garden

### Garage Lower

23'11" x 12'8" (7.29 x 3.87)

The lower garage has two windows, an up-and-over providing access and stairs up to the upper garage

### Garage Upper

12'6" x 11'5" (3.83 x 3.50)

The upper garage has two windows and provides ample storage space

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

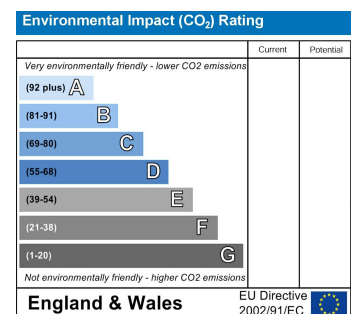
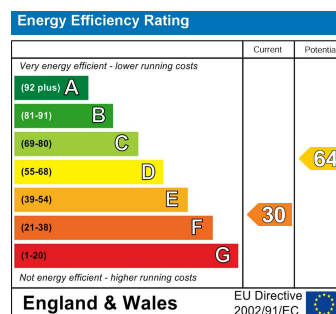
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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