

THE HEIGHTS

254 MELTON ROAD, EDWALTON, NG12 4AG

1.5 ACRE DEVELOPMENT SITE FOR SALE



OFFERS IN EXCESS OF £3,500,000

AN OPPORTUNITY TO
BUILD SOMETHING TRULY SPECIAL

Without a doubt this is one of the best residential development sites to have come to the market in Nottingham for a long time , providing an amazing opportunity for either a Developer or an Individual to build either one very large “Dream Home” or 2, 3 or 4 substantial Family Residences.

CGI's for illustrative purposes only*

THE HEIGHTS | EDWALTON



Edwalton is one of Nottingham's most aspirational residential areas and is home to many of the most luxurious and most expensive homes in the City costing up to £7m.

THE HEIGHTS | EDWALTON



CGI's for illustrative purposes only



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Edwalton benefits from its proximity to all that West Bridgford has to offer, whilst providing quick and easy access to Leicester via the A46 and the A1 and M1.

THE HEIGHTS | EDWALTON



Planning consent has recently expired, for a truly stunning, 24,000 sq ft house with indoor swimming Pool and fitness centre, as illustrated in the CGIs. Planning reference: (20/01909/FUL).

A SECLUDED 1.5 ACRE DEVELOPMENT SITE



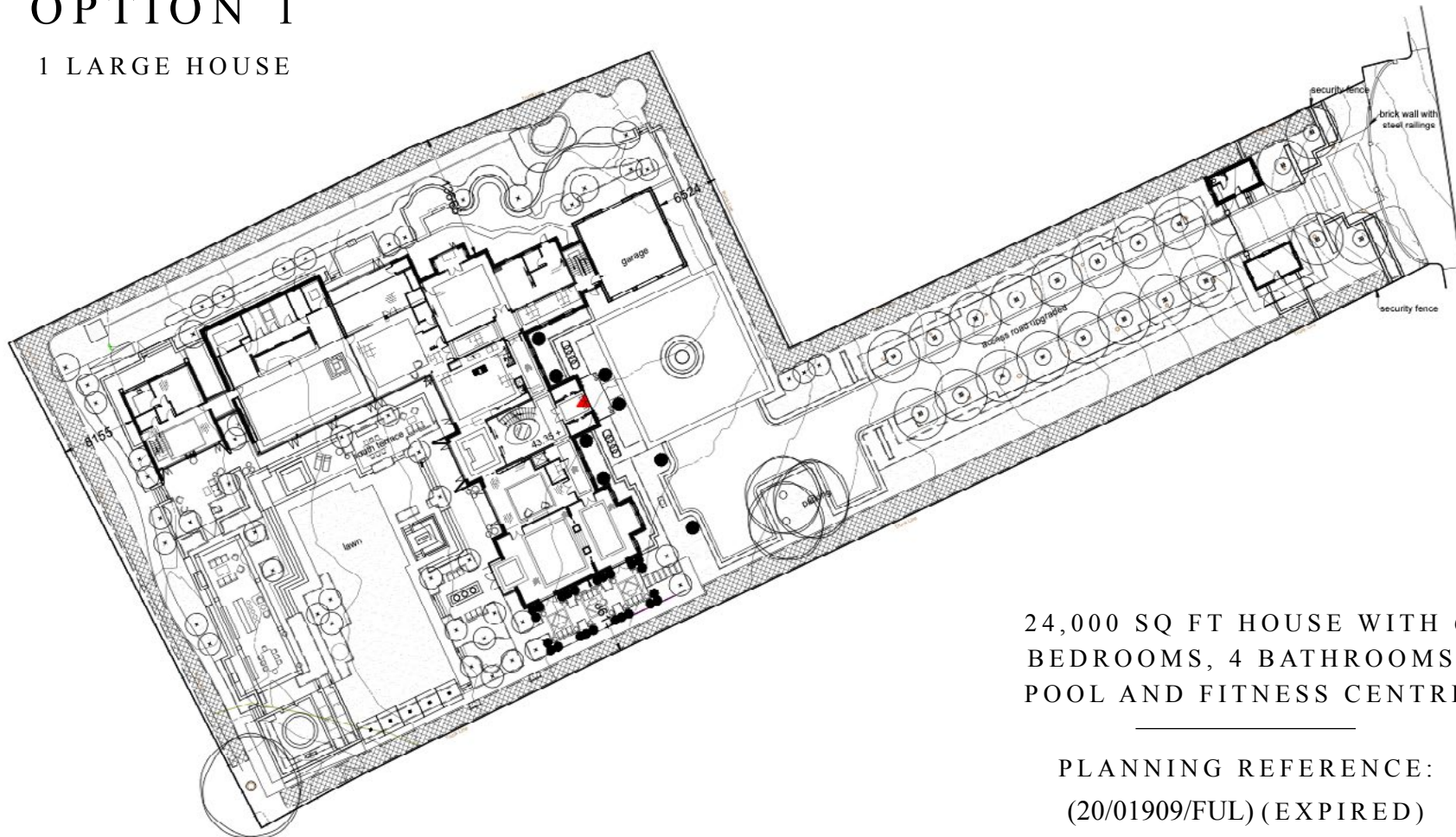
MACHINS LANE

MELTON ROAD



OPTION 1

1 LARGE HOUSE



24,000 SQ FT HOUSE WITH 6
BEDROOMS, 4 BATHROOMS,
POOL AND FITNESS CENTRE

PLANNING REFERENCE:
(20/01909/FUL) (EXPIRED)

OPTION 2

2 HOUSES



INDICATIVE LAYOUT

HOUSE 1: 5/6 BED MANSION WITH POOL

Approximate Site Area: 1.04 Acres

Ground Floor Footprint: 4,843 sq ft

HOUSE 2: 5/6 BED

Approximate Site Area: 0.49 Acres

Ground Floor Footprint: 3,390 sq ft

OPTION 3

3 HOUSES



INDICATIVE LAYOUT

HOUSE 1: 5/6 BED MANSION WITH POOL

Approximate Site Area: 1.04 Acres

Ground Floor Footprint: 4,843 sq ft

HOUSES 2/3: 2 EQUAL PLOTS

Approximate Site Area: 0.23 Acres

Ground Floor Footprint: 2,292 sq ft

OPTION 4

4 LARGE
DETACHED HOUSES



PLANNING CONSENT PROVIDES
PERMISSION TO DEVELOP 4 LARGE DETACHED
FAMILY HOUSES (23/01557/OUT)

OPTION 5

17 APARTMENTS



INDICATIVE LAYOUT

17 APARTMENTS

14x 2 Beds - Room Size: 1,517 sq ft

3 Penthouses - Room Size: 1,862 sq ft



IMAGE GALLERY

The site could also accommodate buildings with a modern vernacular similar to these images



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A STUNNING APPROACH
TO AN AMAZING SITE



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