

1.5 ACRE DEVELOPMENT SITE FOR SALE

THE HEIGHTS

254 MELTON ROAD, EDWALTON, NG12 4AG



OFFERS IN EXCESS OF £2,750,000

Outline Planning for 4 Houses Ref No: 23/01557/OUT

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 in a secure compound substantial Family Residences.

CGI's for illustrative purposes only*

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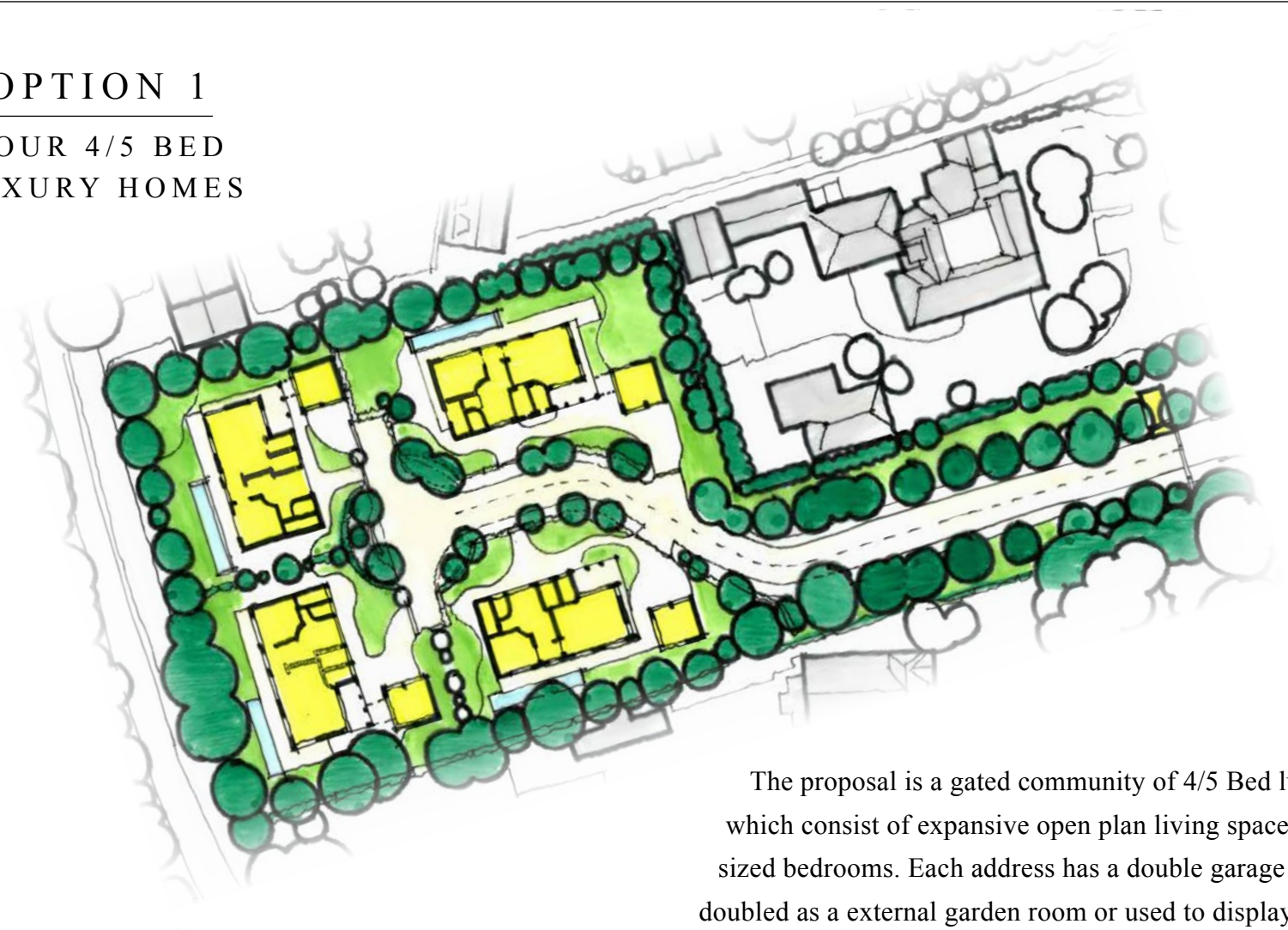
The site for the Heights is located at the following address: 254 Melton Road, Edwalton, Nottingham

The site is currently accessed off Melton Road down a tree lined private road. The site is surrounded by trees and established hedgerows. The surrounding buildings are residential buildings.

The site has an approximate area of 6220m2 (0.62ha) 1.53 acres



OPTION 1
FOUR 4/5 BED
LUXURY HOMES





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Each property has a second floor which can be used as either an additional living space or games room or as gym suite. This leads to an external patio which could have a jacuzzi. The following pages demonstrate the uniqueness of this opportunity and the appearance of what could be achieved.



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Potential sales rates are £450 - £500 | Sale dependant on specification



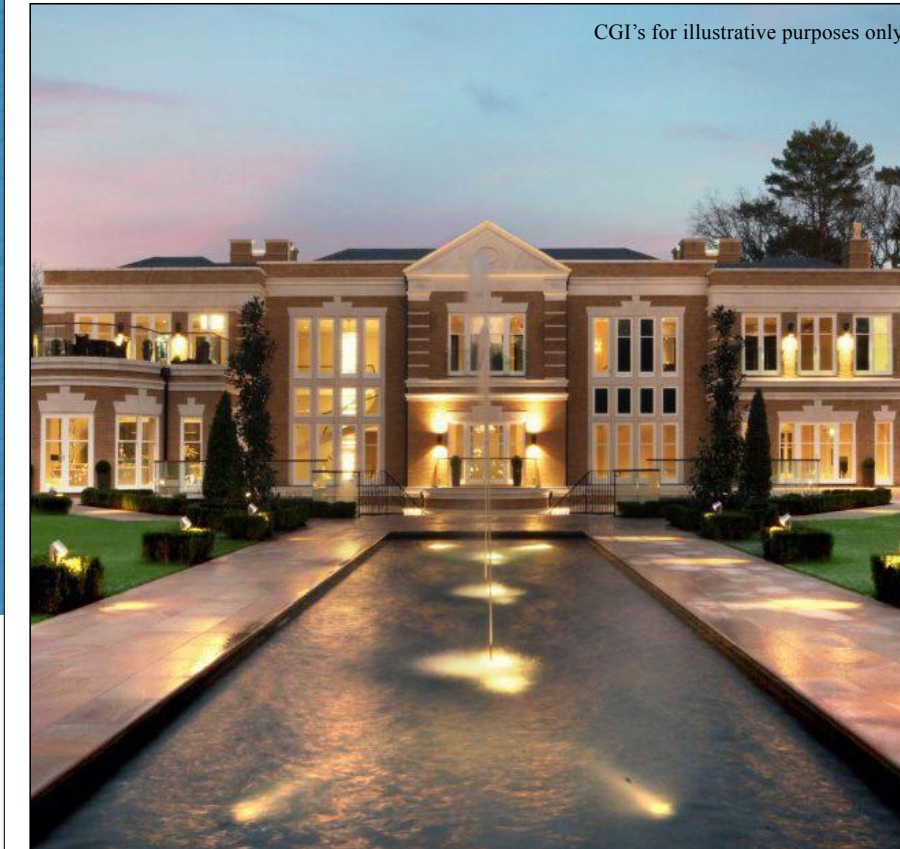
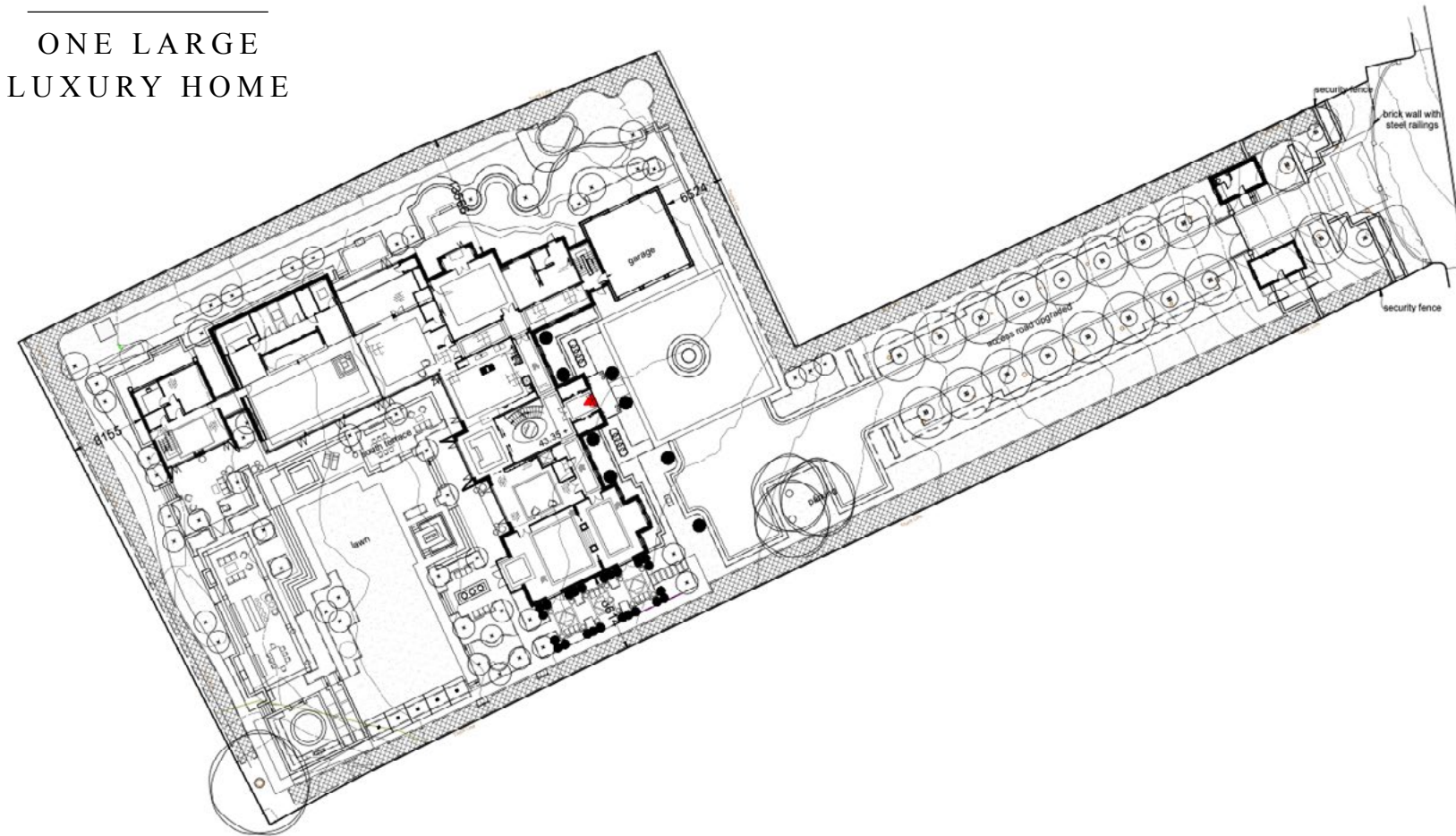
Edwalton is home to some of Nottingham's most expensive homes ranging from £1.5 - 4.5m.
West Bridgford and all it has to offer is a 5 minute drive away including M&S Simply Food, Cote,
Wagamamas, Rudy's and 200 Degrees Coffee



Architects concept drawings are available upon request.

OPTION 2

ONE LARGE LUXURY HOME



The One Mansion Option

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).

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A STUNNING APPROACH
TO AN AMAZING SITE



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