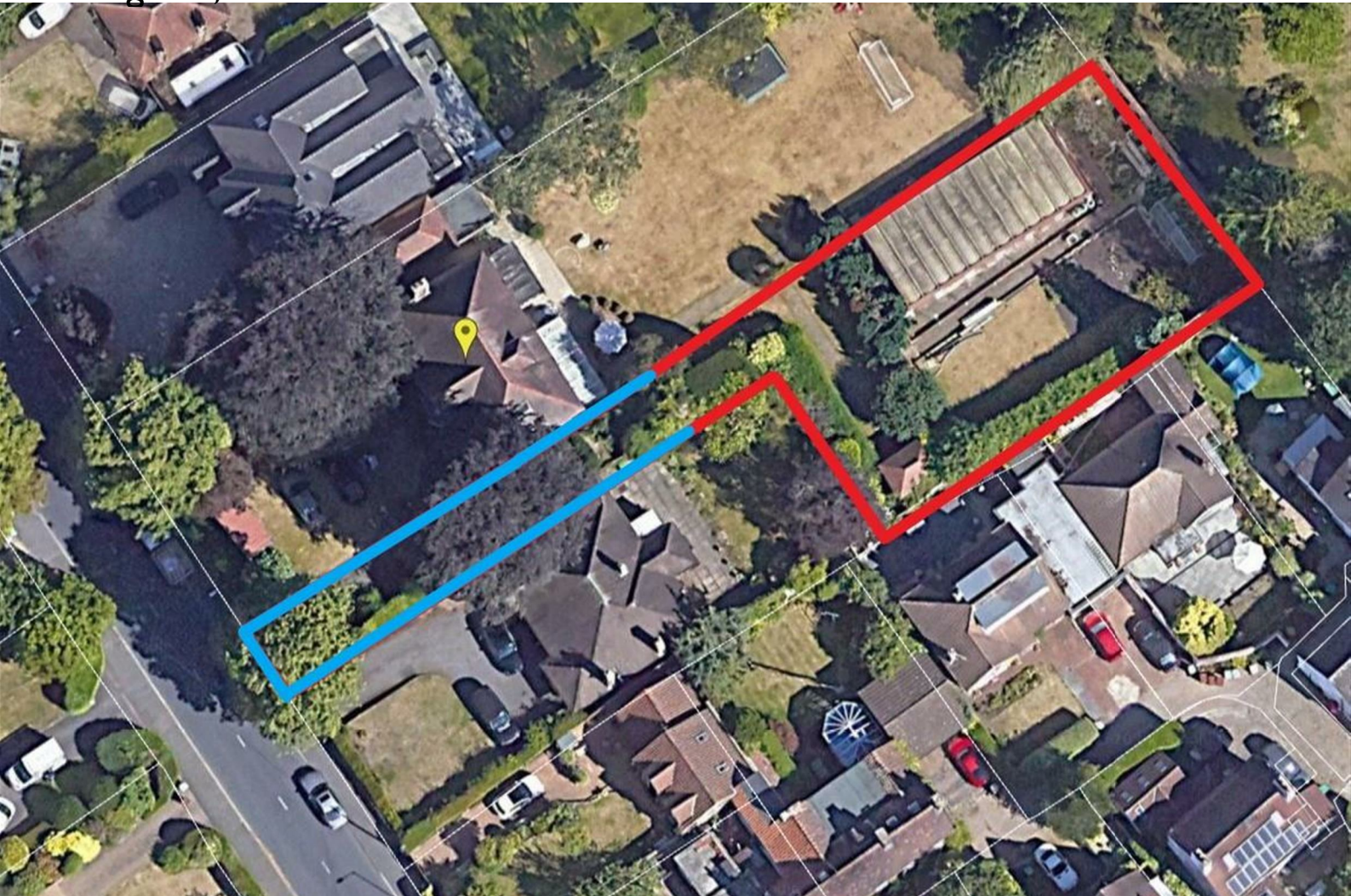


LAND TO THE REAR OF Land to the rear of 770 Wollaton Road, Wollaton, Nottingham, NG8 2AP



£500,000 Freehold

A rare opportunity has arisen to purchase a garden plot in the heart of Wollaton Village with outline planning for a single, one and a half storey dwelling.

Tucked away from the hustle and bustle of everyday life, this plot is located to the rear of a traditional residence. Accessed via a shared driveway at the side of the existing property, the plot measuring approximately 700 sqm.

Currently with outline planning we anticipate the property to be in the order of 256 sqm (2,755 sqft) with benefit from a double garage, ample off-street parking and private rear gardens.

Situated in the traditional heart of Wollaton Village, located off Wollaton Road opposite Wollaton Tennis Club and Cricket Club, with the Admiral Rodney an easy stroll away. Also within walking distance is Wollaton Hall and Deer Park.

This is a great opportunity for both seasoned developers and those looking to self build. The seller is in the process of obtaining full planning consent for two dwellings utilising more of the retained land, in total approximately 1/3 of an acre. This is available to purchase at £750,000.

AGENTS NOTES

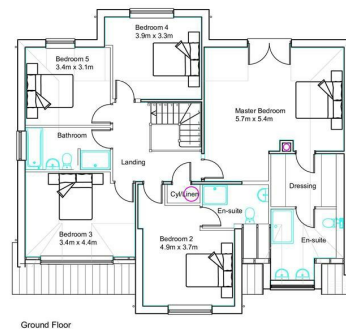
The images showing the site boundary are approximate. controlled land registry compliant plans will be issued during the conveyancing process.

The artist impression and floor plans are an indication of the potential development opportunity. The land is to be sold with outline planning consent allowing the buyer to bespoke the property to their own design and submit for full planning.

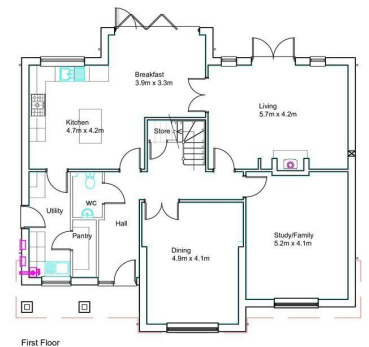


Front Elevation

PLOT 1



Ground Floor



First Floor

PRELIMINARY

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.