



Garages to the Rear of 17 to 21 Marshall Street, Sherwood – NG5 4AF

Guide Price £300,000

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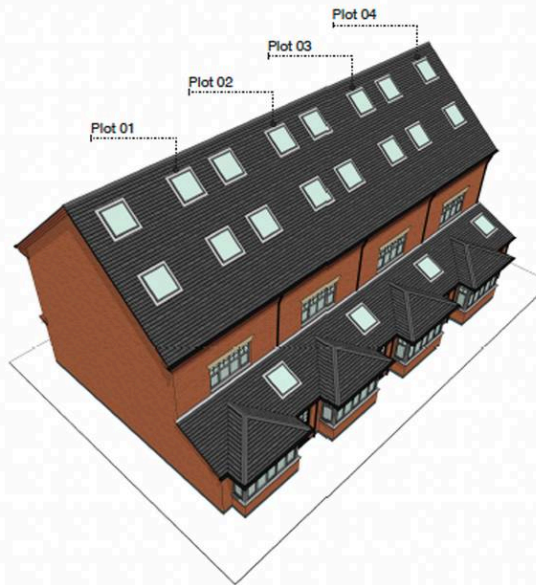
Sherwood, Nottingham

Prime development opportunity with Sherwood's amenities on the doorstep and planning permission granted for 4 three-storey terraced houses (subject to the demolition of the current garages in-situ).

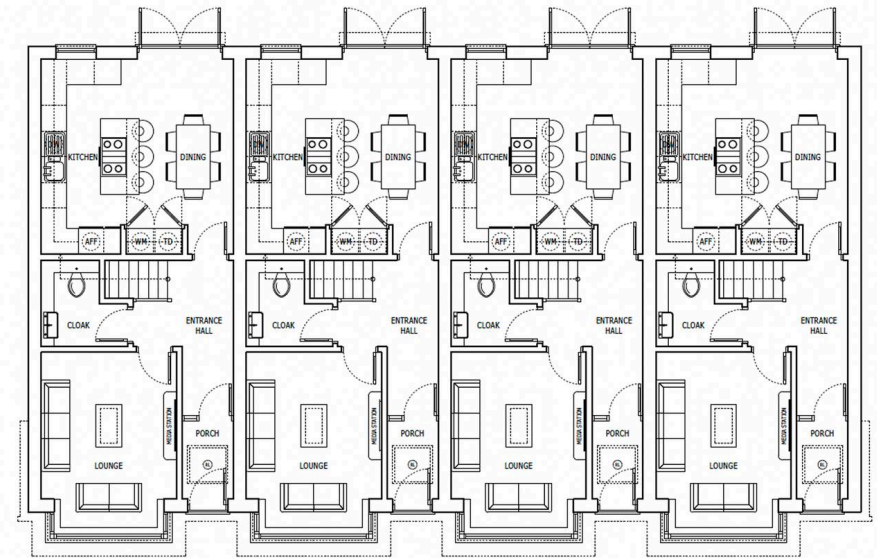
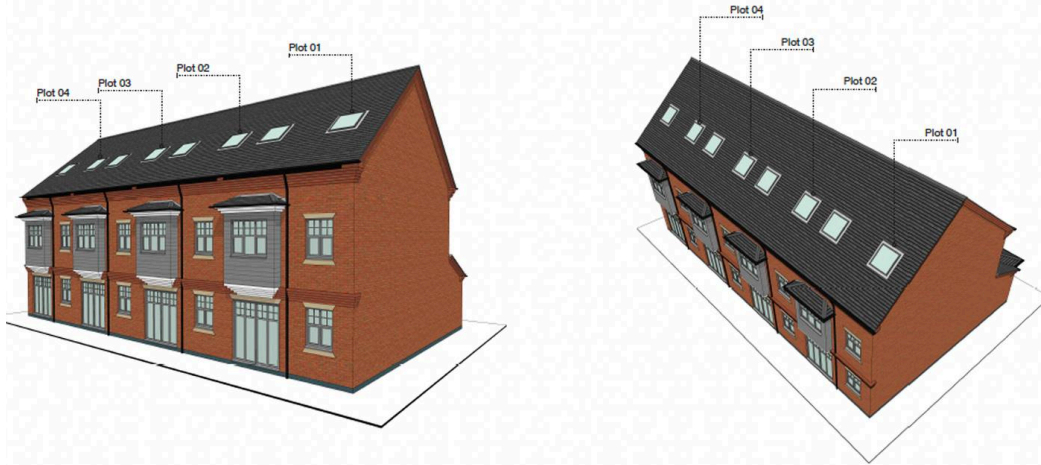
Council Tax band: TBD

Tenure: Freehold

- Proposed building plot
- Planning permission granted for four three-storey terraced houses
- Site of approximately 855 sq metres
- Prime development opportunity
- Current property designs offer each dwelling four bedrooms, two bathrooms, a contemporary open plan dining kitchen and parking
- Prime location just a short walk from Sherwood's vibrant shops, sought-after schools, bars and restaurants
- Frequent bus services nearby to Nottingham City Centre, Nottingham City Hospital and the surrounding areas
- Nottingham City Council Planning Reference: 23/00008/PFUL3
- Subject to the demolition of the current in-situ garage outbuildings
- Offered with no upward chain





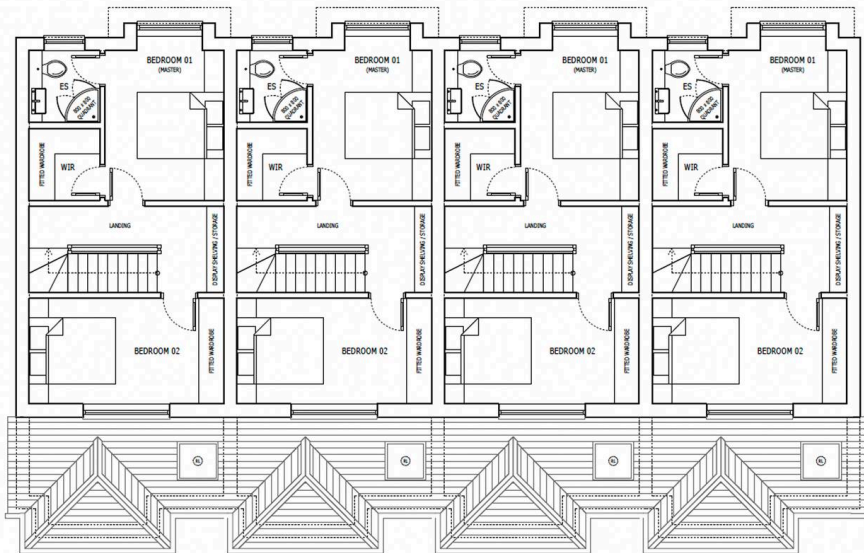


Plot 01
48m² (517ft²) Gross Internal

Plot 02
48m² (517ft²) Gross Internal

Plot 03
48m² (517ft²) Gross Internal

Plot 04
48m² (517ft²) Gross Internal

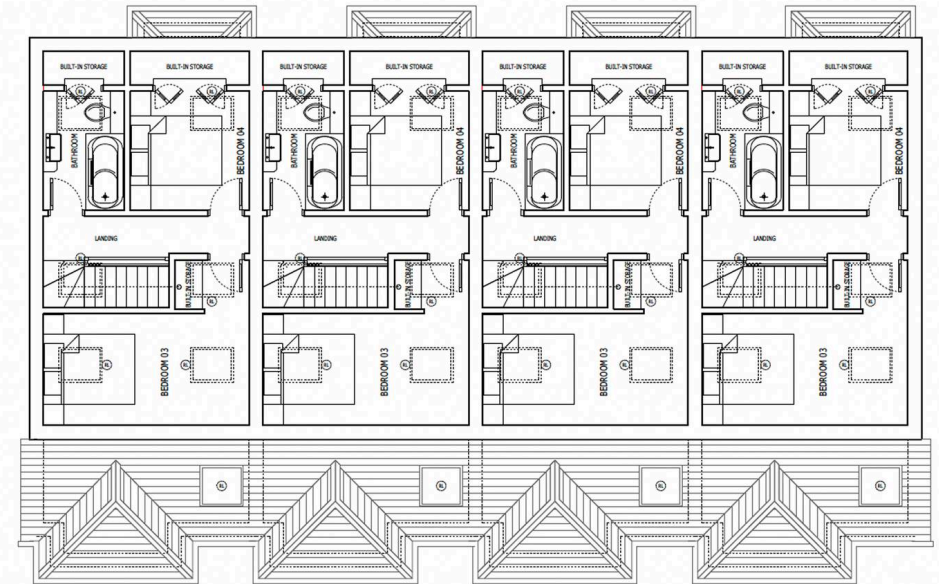


Plot 01
37m² (398ft²) Gross Internal

Plot 02
37m² (398ft²) Gross Internal

Plot 03
37m² (398ft²) Gross Internal

Plot 04
37m² (398ft²) Gross Internal

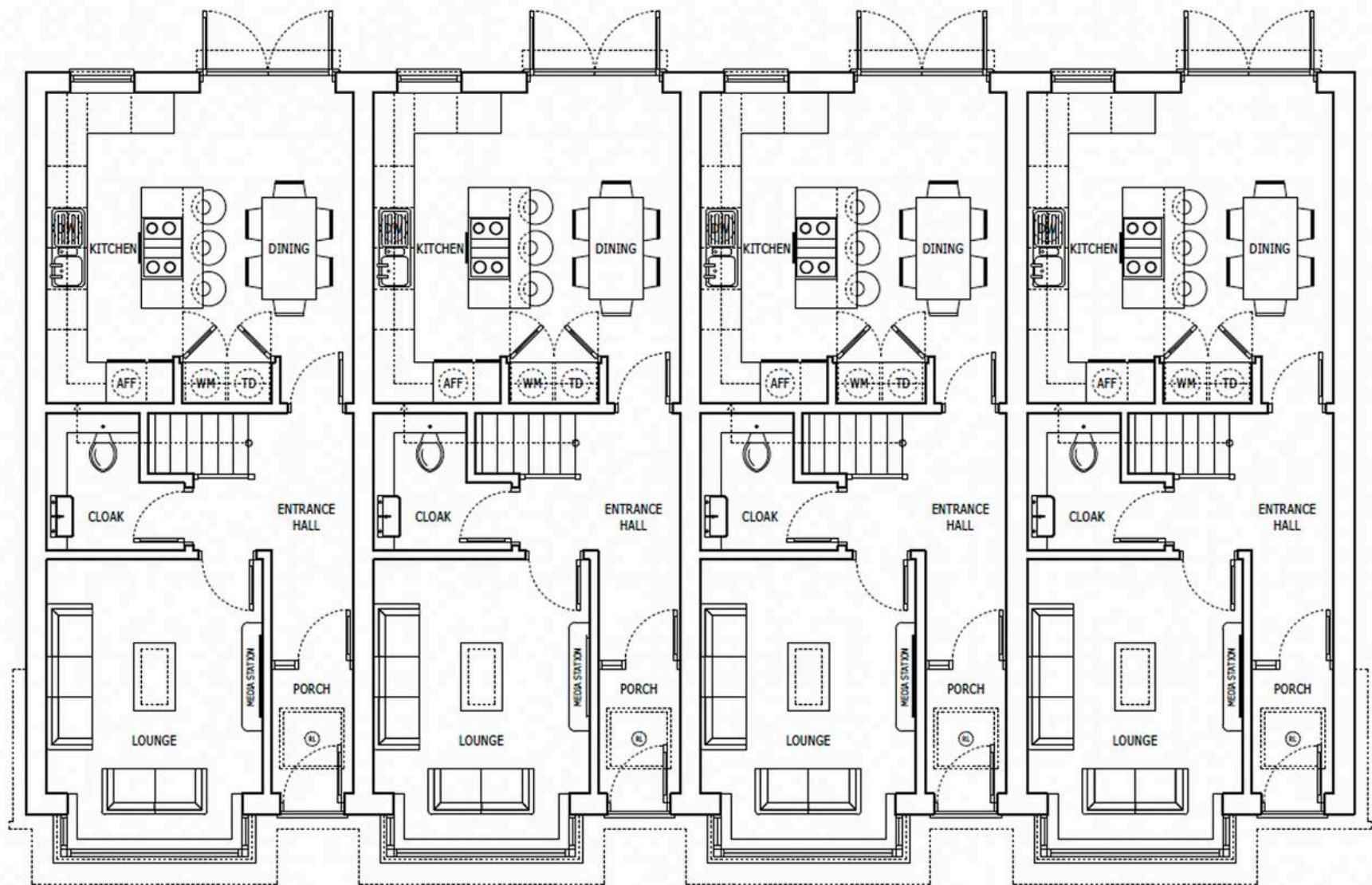


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David James Estate Agents

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