



 4

 2

 1

 F

DavidJames
the estate agent

Westdale Lane, Mapperley, Nottingham, NG3 6ER

Guide Price £300,000



About This Property

DEVELOPMENT OPPORTUNITY - Guide Price £300,000 - £350,000

Introducing a promising semi-detached house to the market, exclusive to cash-buyers and offered with no upward chain. Set on a significant corner plot, previous lapsed granted planning for a detached property with parking hints at the potential for additional dwelling(s) or an extension, subject to obtaining the necessary permissions. This is a truly unique opportunity for those looking to undertake a significant renovation project with the vision to create an ideal family home and to take full advantage of the accompanying land.

Benefiting from a highly sought-after location, the property is just a short walk away from the vibrant heart of Mapperley and the variety of shops, eateries and convenient bus services to Nottingham City Centre on offer.

The layout of the house includes an entrance hall with porch leading into a spacious lounge complemented by a separate dining room and kitchen on the ground floor. The first floor hosts two double bedrooms, a bathroom and a room that holds the potential to become a fourth bedroom. The top floor features another double bedroom, boasting useful storage within the eaves.

Outside, the south-westerly facing gardens incorporate outbuildings with the plot measuring approximately 115ft x 70ft at the widest points. A driveway to the front providing off-street parking.

While the property requires significant renovation, it stands as a canvas for those with the imagination and means to transform it into a fantastic family home. This is a rare opportunity in a coveted location, ripe with potential for the right buyer.

- Semi-detached house with the ample potential to develop the land and property
- Cash-buyers only
- Set on a significant corner plot with lapsed planning permission for additional dwelling
- Refurbishment required to the three storey house with huge potential
- Offered to the market with no upward chain
- Highly sought after location close to Mapperley's amenities
- Two ground floor reception rooms
- Three/four bedrooms
- Off-street parking to the front
- South-westerly facing garden







Floor -1



Floor 0



Floor 1



Floor 2

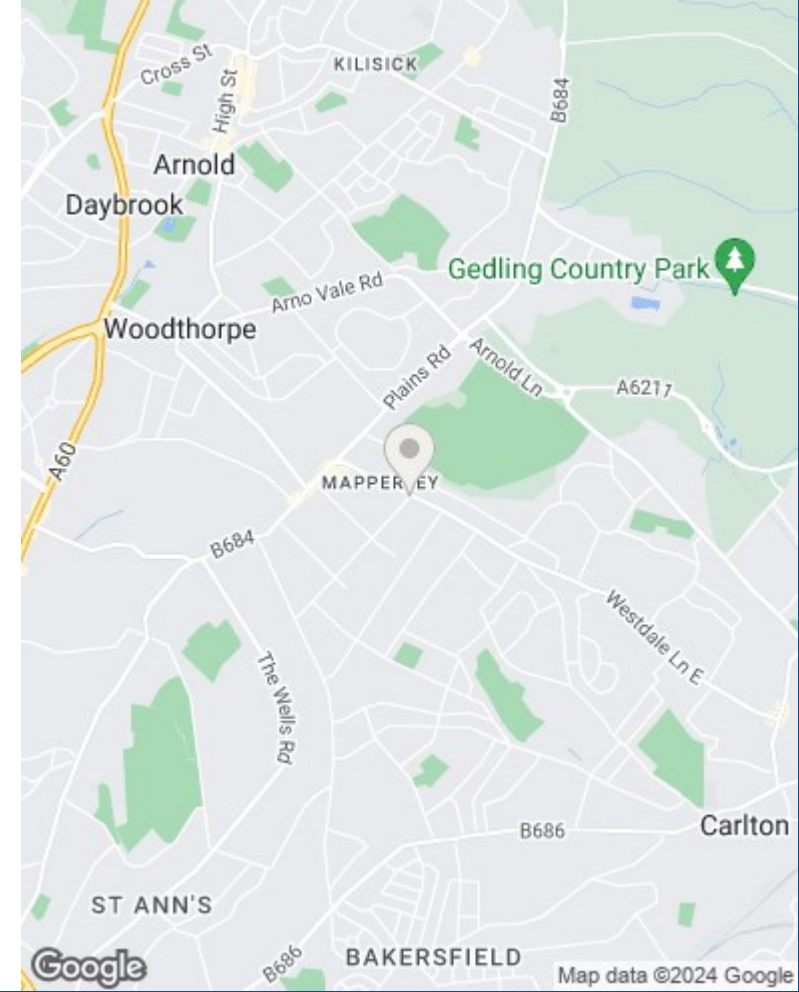


Approximate total area*
141.43 m²
1522.32 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Nottingham, NG3 5JU
t: 0115 962 4213 e: mapperley@david-james.com

