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**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

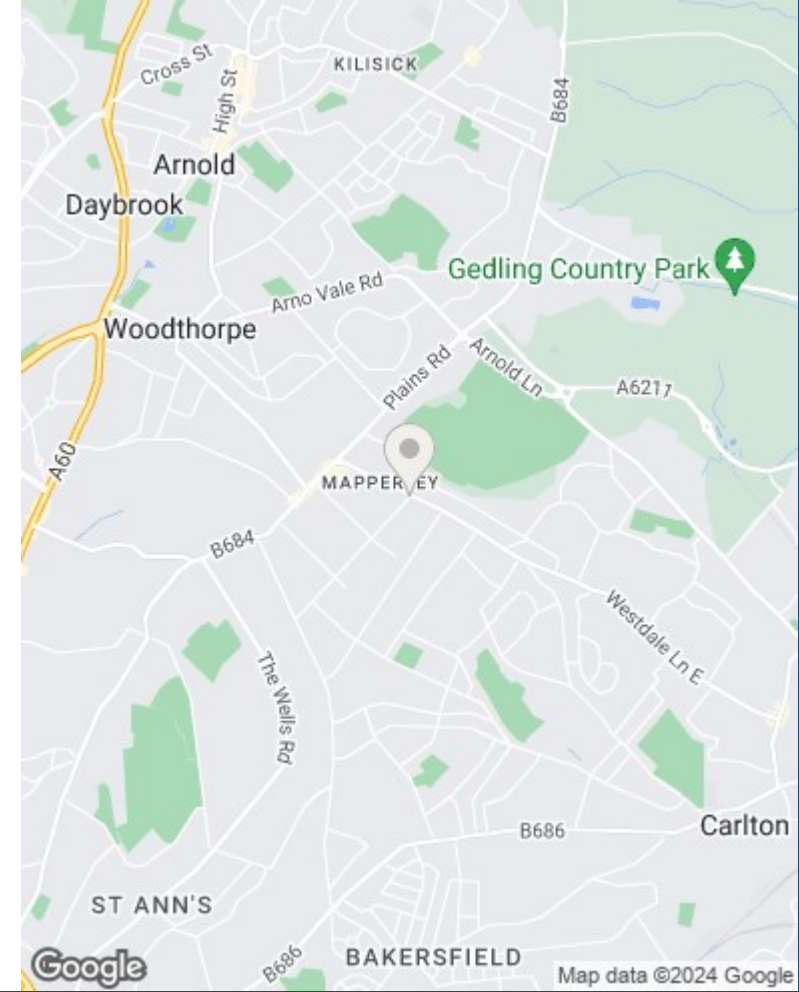


Approximate total area<sup>(1)</sup>  
 141.43 m<sup>2</sup>  
 1522.32 ft<sup>2</sup>

(1) 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.

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**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

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