JOHNSONS & PARTNERS

Estate and Letting Agency



WOOD LANE, GEDLING

NOTTINGHAM, NG4 4AD

£800,000

3 2 3





WOOD LANE

GEDLING, NOTTINGHAM, NG4 4AD

£800,000







Substantial Plot | Significant Development Potential STPP | Potential Additional Building Plot STPP | Detached Bungalow - Approx. 1,889 Sq Ft | Three Bedrooms | Highly Regarded Wood Lane Location | Versatile Living Accommodation | Double Garage & Extensive Parking | Established Mature Setting | Rare Opportunity | Close to Local Amenities and Transport Links | Viewings Highly Recommended |

Opportunities of this nature are rarely defined by the house alone. Cherry Garth occupies a substantial and established plot on Wood Lane, one of Gedling's most sought-after residential locations, offering an unusual combination of an existing home of almost 1,900 sq ft, extensive grounds and significant longer-term potential.

For buyers with an eye on the future, it is the scale and configuration of the site that makes this particularly interesting. The generous grounds may offer potential for the creation of an additional residential building plot, while alternative configurations of the site could also be explored, all strictly subject to the necessary planning permissions and consents. The current owners have previously considered a number of possibilities for the land, highlighting the flexibility offered by the overall plot.

The existing property itself is a substantial detached home with accommodation extending to approximately 1,889 sq ft. Its individual layout and generous proportions provide considerable scope for a new owner to remodel, modernise or potentially extend the property to create a striking contemporary home, again subject to any required consents.

Internally, the accommodation centres around two particularly impressive reception spaces. The living room extends to approximately 17'7", while the adjoining dining room measures around 16'5" and features an extensive stone wall and fireplace alongside large windows overlooking the mature surroundings.

A separate kitchen provides generous fitted storage and preparation space, while a further family room measuring approximately 16'0" x 15'8" creates an exceptionally versatile additional living area. There are three well-proportioned bedrooms, including a principal bedroom measuring over 15ft, together with a large contemporary shower room and separate WC.

Outside is where Cherry Garth truly separates itself. The property sits within extensive, mature grounds, surrounded by established trees and vegetation which create a wonderfully private setting. A substantial driveway provides ample parking and leads to the integral double garage.

The combination of land, privacy and setting creates enormous scope: retain and enhance the existing home, investigate extending and reimagining it, or explore whether the wider plot could accommodate an additional dwelling.

Wood Lane itself is a particularly desirable part of Gedling, characterised by individual homes, mature surroundings and a more secluded feel than many of the area's larger residential developments.

Cherry Garth is ultimately an opportunity to look beyond what exists today. With a substantial existing property, an impressive plot and considerable potential for the future, it offers something increasingly difficult to find in this part of Gedling.

Any reference to development, extension or the creation of an additional dwelling or building plot is subject to obtaining all necessary planning permissions and other relevant consents. Prospective purchasers should make their own enquiries with the appropriate authorities.

Entrance Hallway

Living Room
17'6" x 12'4" (5.35m x 3.76m)

Dining Room
16'5" x 13'2" (5.01m x 4.03m)

Kitchen
15'7" x 11'5" (4.75m x 3.50m)

Family Room
16'0" x 15'7" (4.89m x 4.76m)

Bedroom One
15'3" x 12'9" (4.65m x 3.91m)

Bedroom Two
12'9" x 11'10" (3.91m x 3.61m)

Bedroom Three
12'1" x 8'5" (3.69m x 2.59m)

Shower Room

Separate WC

Double Garage

Buyers AML Check
By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band F

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners 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 companies. Details are available upon request.









Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor Plan

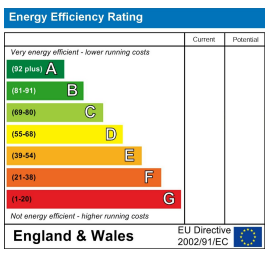
Total floor area: 175.5 sq.m. (1,889 sq.ft.)

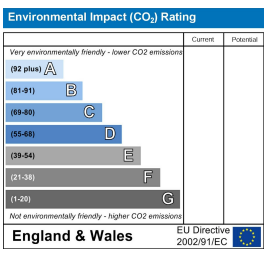
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Burton Joyce Office
on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

111 Church Road, Burton Joyce, Nottingham, NG14 5DJ
T: 0115 931 2020 | **E:** burtonjoyce@johnsonsandpartners.co.uk
www.johnsonsandpartners.co.uk