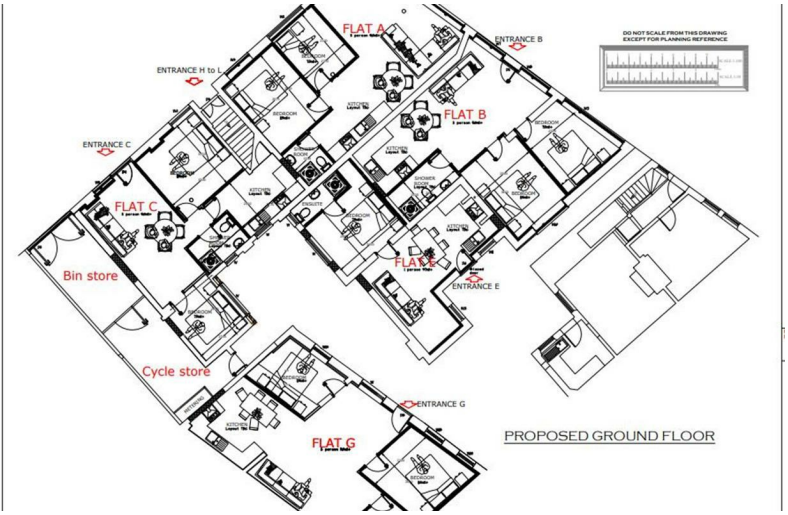
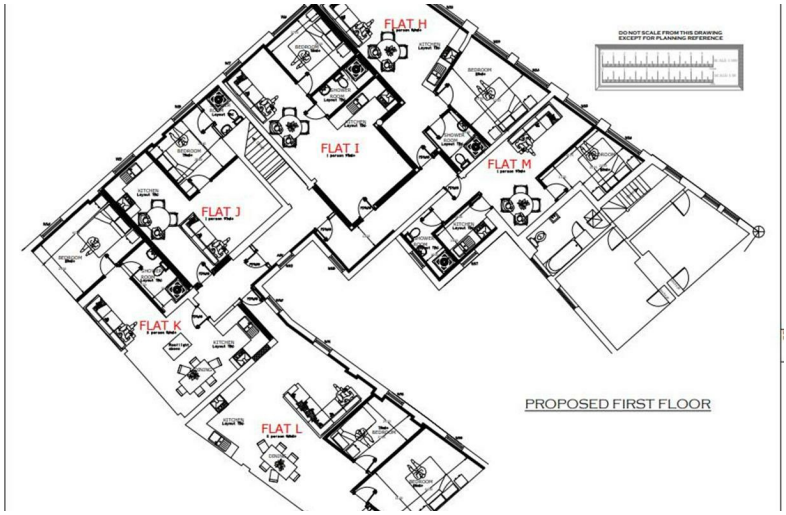
Robert Ellis

look no further. . .







Commercial Road
Bulwell, Nottingham NG6 8HT

SUBSTANTIAL RESIDENTIAL DEVELOPMENT AND INVESTMENT OPPORTUNITY IN BULWELL, NOTTINGHAM

Asking Price £585,000 Freehold

0115 648 5485

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AN EXCITING RESIDENTIAL DEVELOPMENT AND INVESTMENT OPPORTUNITY COMPRISING A SUBSTANTIAL BUILDING WITH PLANNING PERMISSION FOR CONVERSION INTO ELEVEN SELF-CONTAINED APARTMENTS, CURRENTLY PRESENTED AS A BARE SHELL READY FOR DEVELOPMENT.

Robert Ellis Estate Agents are delighted to bring to the market this substantial residential development and investment opportunity, situated on Commercial Road in Bulwell, Nottingham. The property offers an exciting opportunity for developers and investors to acquire a sizeable building with planning permission for conversion into eleven self-contained residential apartments.

The building benefits from planning permission granted by Nottingham City Council under reference 20/00789/PFUL3, dated 16th April 2021, for conversion into eleven residential apartments with associated external alterations. The proposed accommodation comprises six one-bedroom and five two-bedroom apartments, arranged across the ground and first floors.

The accommodation is currently presented as a bare shell, with the internal areas requiring construction and fitting out in accordance with the proposed plans. This provides an excellent opportunity for an incoming purchaser to undertake the necessary conversion works and create eleven individual residential properties, with the flexibility to determine the internal specification and finishes to suit their intended investment or resale strategy, subject to the necessary approvals.

The proposed development incorporates a range of one and two-bedroom apartments, together with provision for bin and cycle storage facilities. Once completed, the apartments could provide an attractive residential rental portfolio, appealing to tenants looking for conveniently located accommodation with access to local amenities and public transport connections.

The property occupies a convenient position within easy reach of Bulwell town centre, where there is a wide range of shops, supermarkets, schools and other everyday amenities. Bulwell railway station, tram services and regular bus routes provide excellent connections to Nottingham city centre and surrounding areas, while the A610 and nearby road network provide access towards the M1 motorway.

From an investment perspective, the proposed development offers considerable potential. Based on anticipated rental values of £675 per calendar month for each of the six one-bedroom apartments and £725 per calendar month for each of the five two-bedroom apartments, the completed scheme could generate a combined gross rental income of approximately £92,100 per annum once fully completed and let. These figures are estimates and would be subject to prevailing market conditions at the time of completion.

The opportunity may appeal to experienced developers looking to complete the residential conversion and potentially sell the individual apartments, or investors seeking to create and retain a substantial residential portfolio capable of generating an attractive long-term rental return.

This is a fantastic opportunity to acquire an extensive residential conversion project in a well-connected Nottingham location, offering significant potential for developers and investors alike.

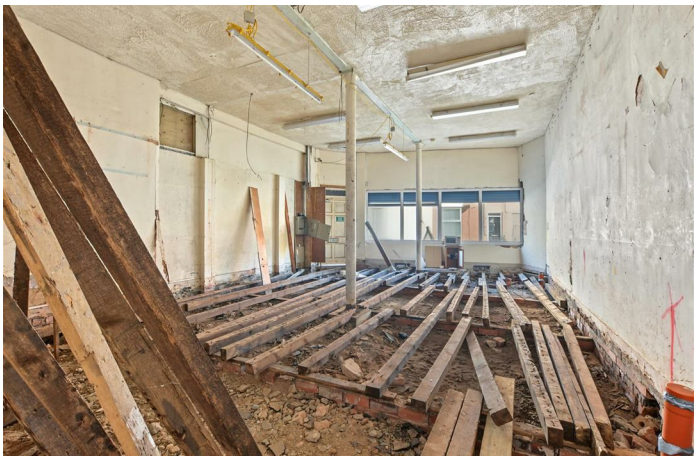
Viewing is highly recommended to appreciate the scale of the existing building and the development potential on offer.









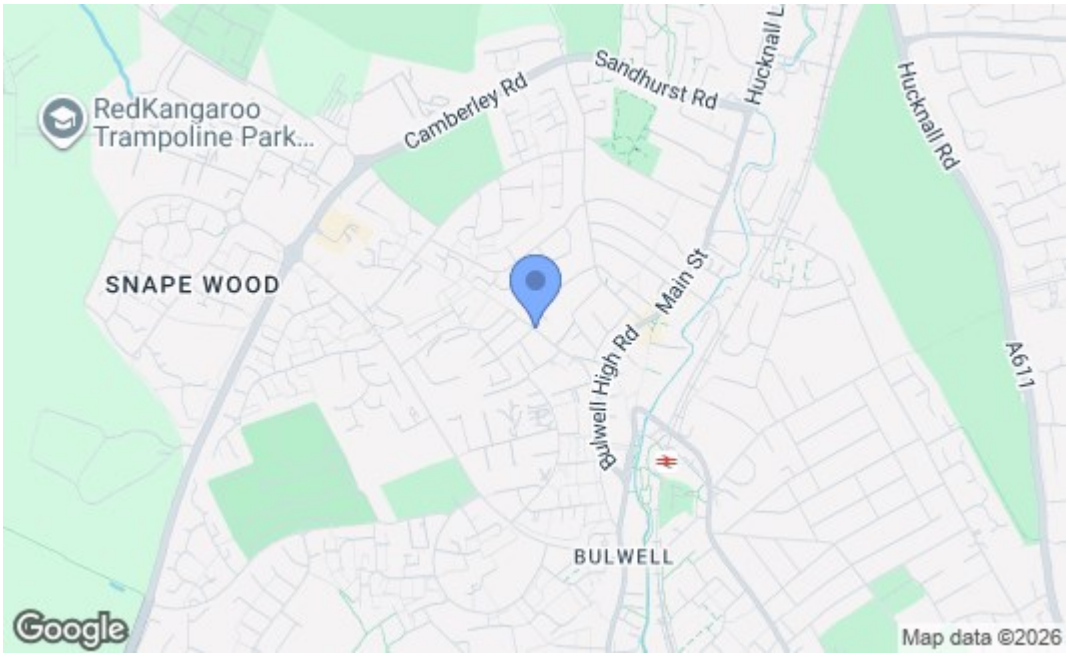


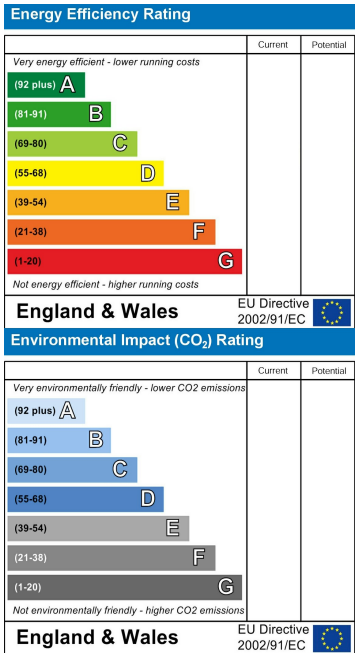












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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