



Offers Over £250,000

3 Bedroom Detached House for sale
41 Moorgreen, Newthorpe, Nottingham



Overview

3 bed Cottage in Moorgreen with Planning Permission to alter current derelict Cottage



Key Features

- Planning Permission
- 3 bed cottage



An extraordinarily rare opportunity to acquire a plot with derelict cottage within the highly coveted rural enclave of Moorgreen with planning approval to convert current property.

Full planning consents are already secured with Broxtowe Borough Council: Full Planning Permission (Ref: 22/00752/FUL): Approved planning consent. Certificate of Lawfulness (Ref: 23/00215/CLUP): Confirmation of lawful proposed development rights.

In addition to existing planning consent to alter the cottage, the generous plot offers exceptional potential for multi-dwelling redevelopment (STPP) if decide on this route.

Literary & Countryside Heritage: Nestled right in the heart of D.H. Lawrence Country, Moorgreen Reservoir and the nearby Colliers Wood offer idyllic nature walks, wildlife watching, and scenic lakeside trails right on your doorstep.

Village Life & Dining: Enjoy a short stroll to renowned local country pubs, rustic eateries, and nearby farm shops offering fresh local produce. **Transport & Commuting:** Despite its peaceful setting, Moorgreen is exceptionally well-connected: A610 & M1 Motorway: Quick, direct access to Junctions 26 & 27 for easy commuting north and south. **Rail Links:** Nearby Langley Mill and Hucknall train stations provide fast links into Nottingham city centre and beyond.

Schools & Local Amenities: A few minutes' drive brings you into neighbouring Eastwood and Watnall, which feature comprehensive shopping, supermarkets, doctors' surgeries, and highly regarded primary and secondary schooling.

Properties with this level of character, land potential, and active planning permissions in Moorgreen are almost impossible to come by. Early viewing and inspection of planning documents are strongly advised.

Floorplans

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	18 G	



Marketed by Ewemove Nuthall & Eastwood

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