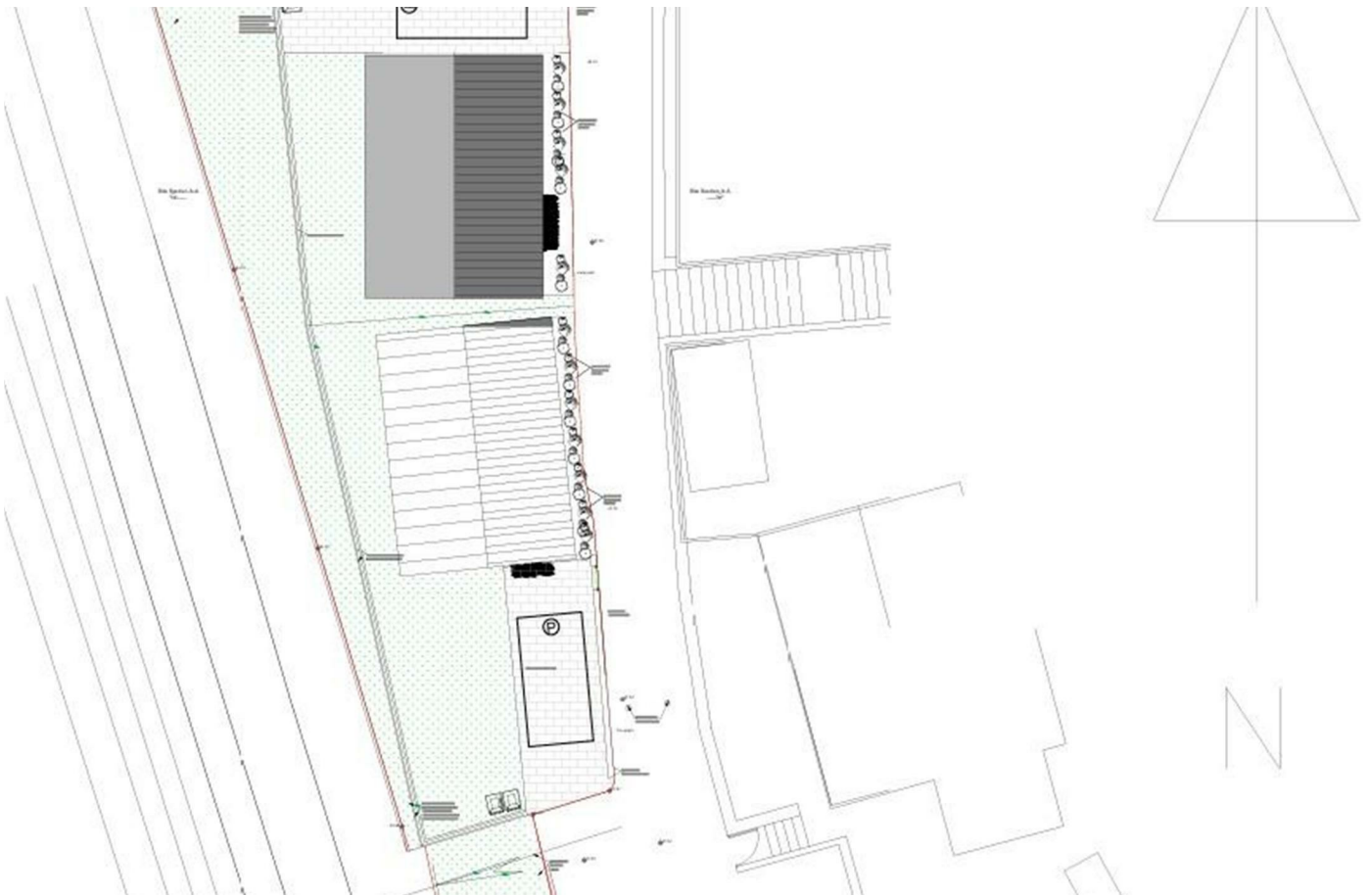




Church Lane,  
Bulwell, Nottingham  
NG6 9AD

**£89,500 Freehold**



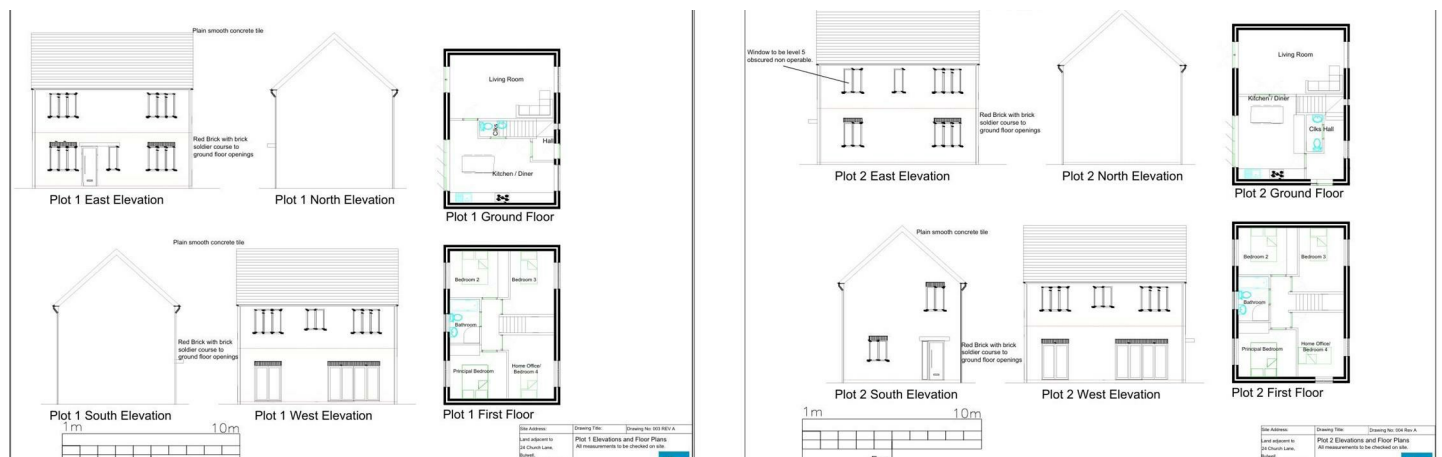
## LAND FOR SALE WITH PLANNING FOR TWO DETACHED HOMES – READY TO DEVELOP

An exciting opportunity to acquire a prime development plot in the heart of Bulwell, a thriving market town just ten minutes from Nottingham City Centre. With excellent transport links, including direct tram, train, and bus connections, as well as easy access to the M1, this location is perfect for commuters and families alike.

Planning permission has been granted for two substantial four-bedroom detached homes (Ref: 23/01843/PRES4 – PP-12560454), offering a rare chance to develop high-quality residences in an area with strong demand for family housing. The site already benefits from drainage connections, with quotes in place for gas, electricity, and water, allowing a seamless start to the build.

Bulwell offers a range of local amenities, including supermarkets, independent shops, and a bustling market, as well as excellent schools and nearby green spaces. This well-positioned plot presents a fantastic investment opportunity in a popular and well-connected location.

For further details or to arrange a discussion with the vendor, contact Robert Ellis today.



### Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information:

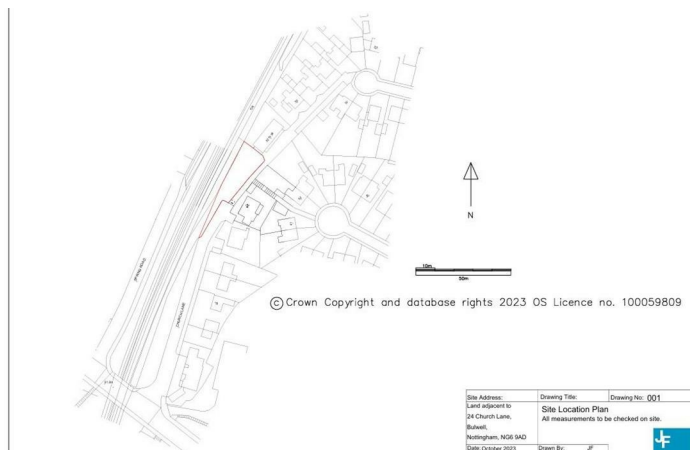
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

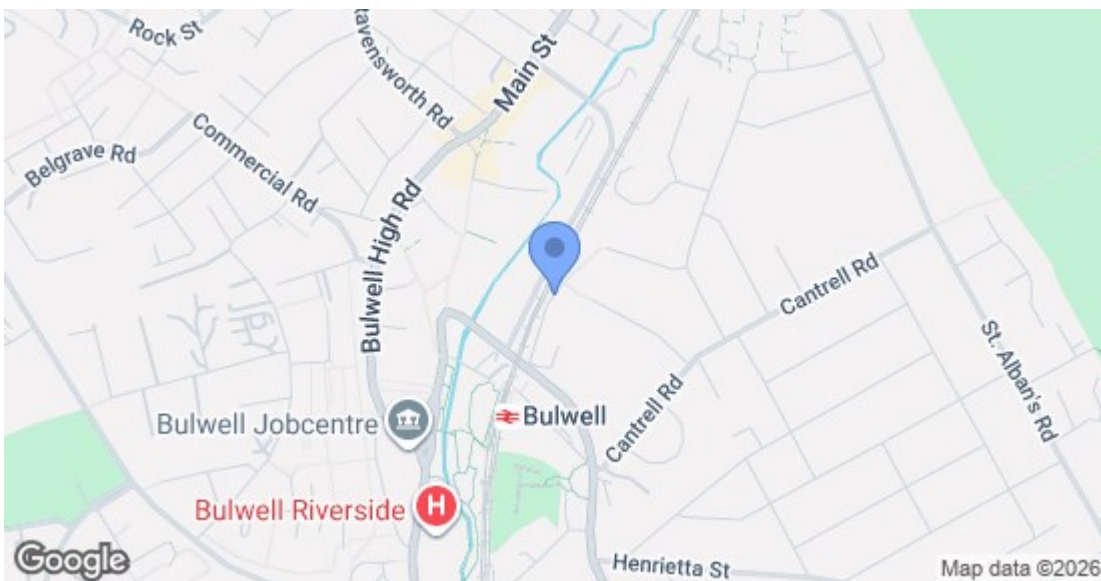
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for

residential Scottish properties).

### Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.