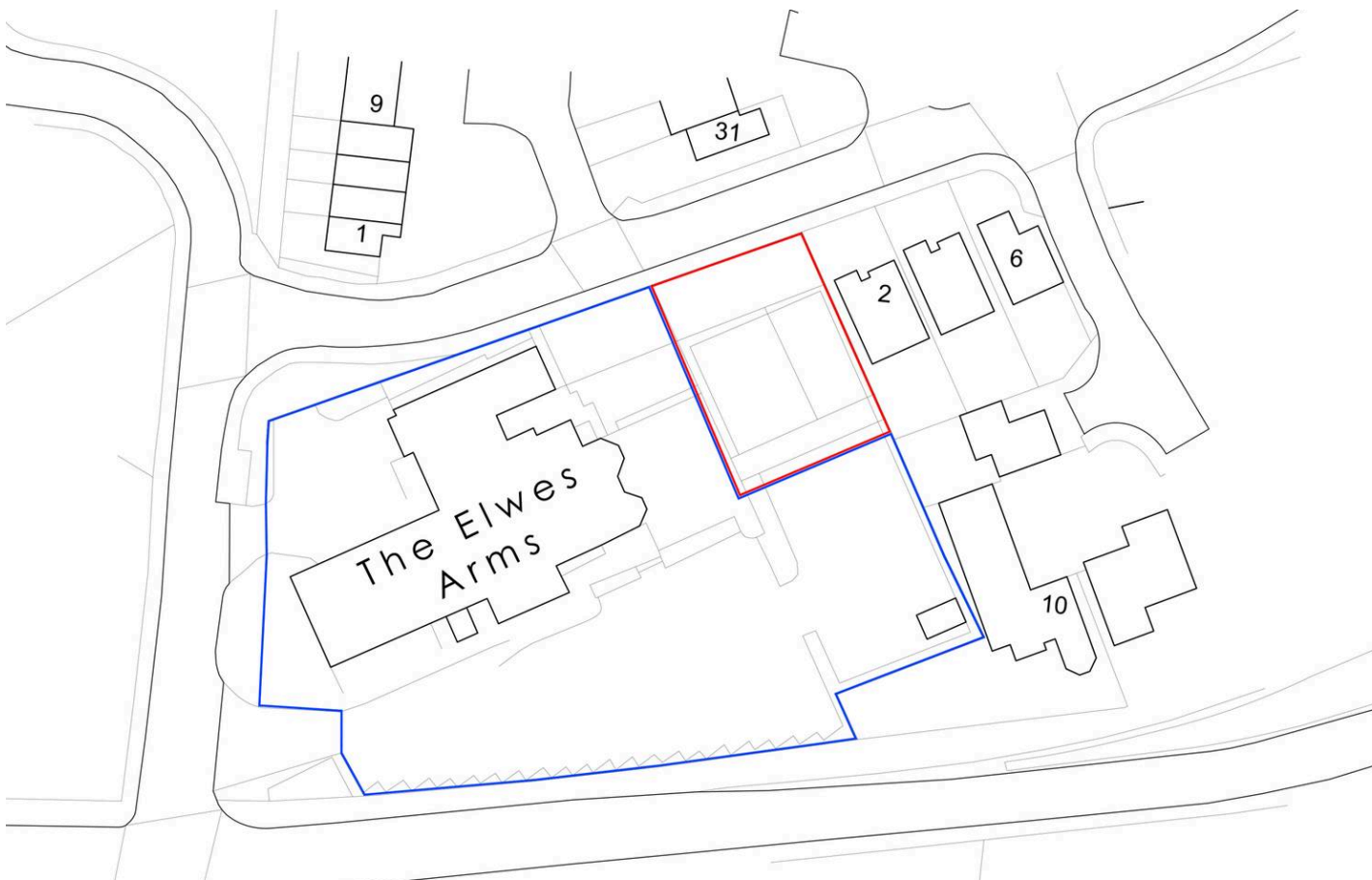




The Elwes Arms, Oakdale Road, Carlton – NG4 1DH

Guide Price £200,000



The Elwes Arms, Oakdale Road

Carlton

GUIDE PRICE £200,000 + VAT An exciting opportunity for developers and self-builders to purchase a proposed building plot with former planning for the erection of 2 detached residential dwellings.

Council Tax band: TBD

Tenure: Freehold

- Building plot
- Approximate plot of 500m sq (approx 5400 ft sq)
- Planning permission granted for the erection of two detached residential dwellings
- Gedling Borough Council Planning Reference: 2022/0832
- Proposed layout plans include four bedrooms, contemporary open-plan dining kitchen and two parking spaces per property
- An exciting opportunity for developers or self-builders
- Site located to the north-east of the former Elwes Arms pub (now The Kensington)
- Highly convenient location with Carlton and Bakersfield's amenities within easy reach
- A short commute to the nearby Nottingham City Centre
- Offered to the market with no upward chain



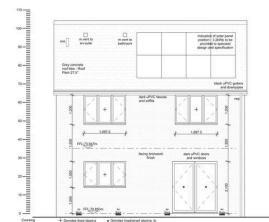
Front (NW) Elevation scale 1:50



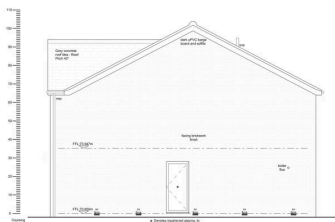
FRONT ELEVATION SCALE 1:50



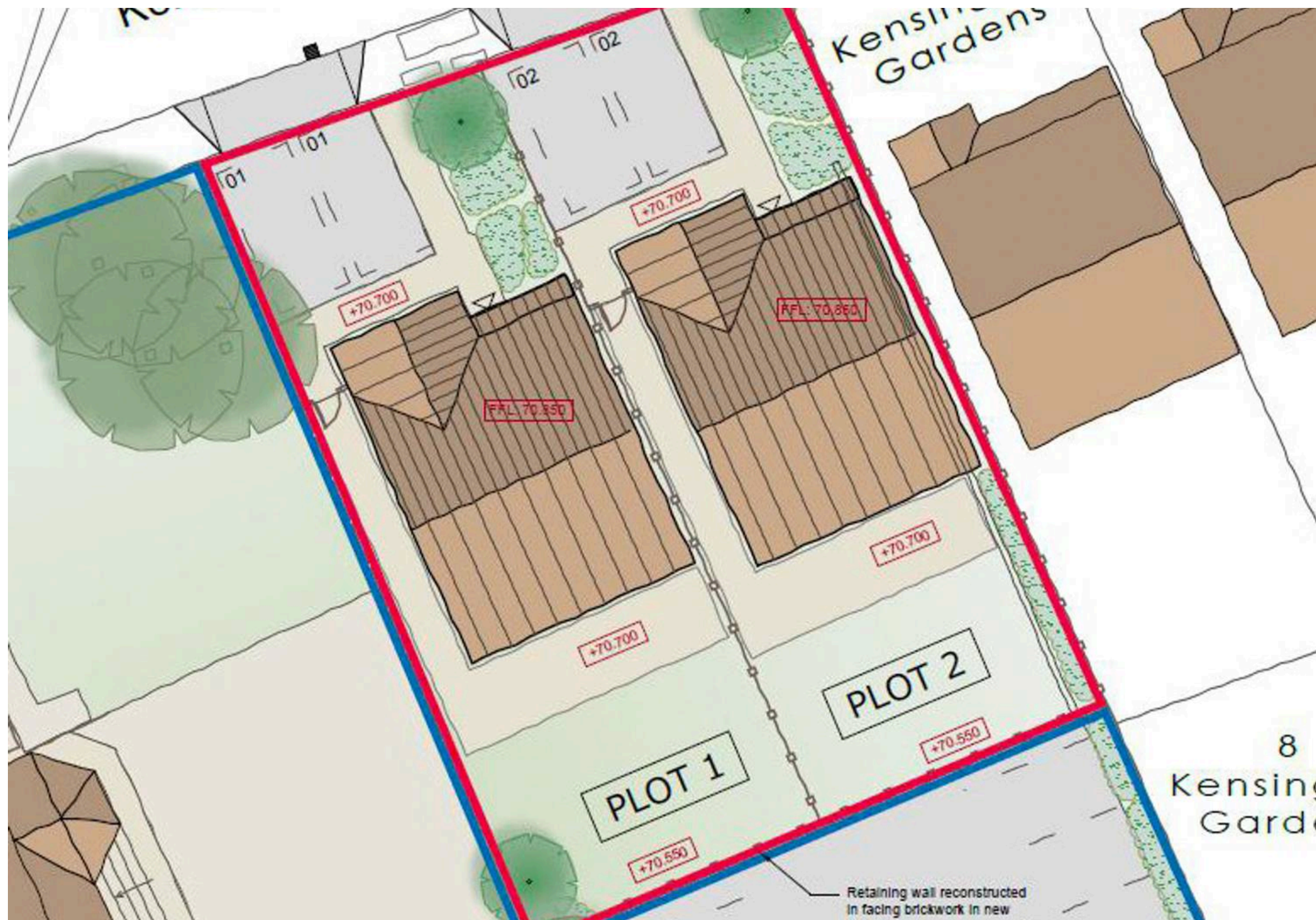
SIDE ELEVATION SCALE 1:50

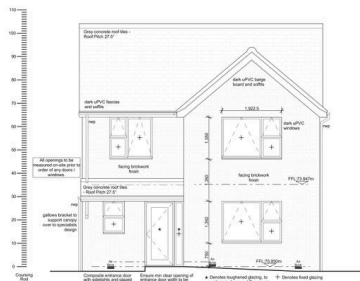


REAR ELEVATION SCALE 1:50

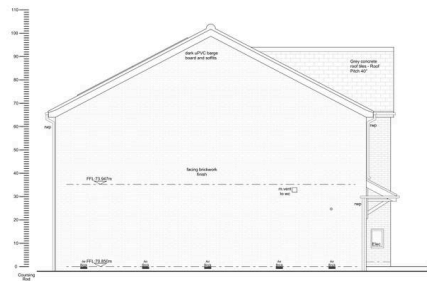


SIDE ELEVATION SCALE 1:50

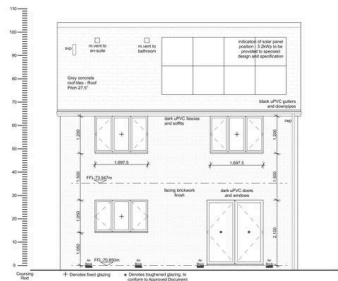




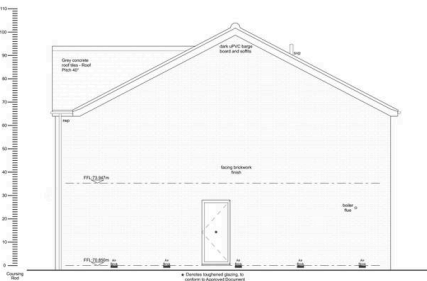
FRONT ELEVATION
SCALE 1:50



SIDE ELEVATION
SCALE 1:50

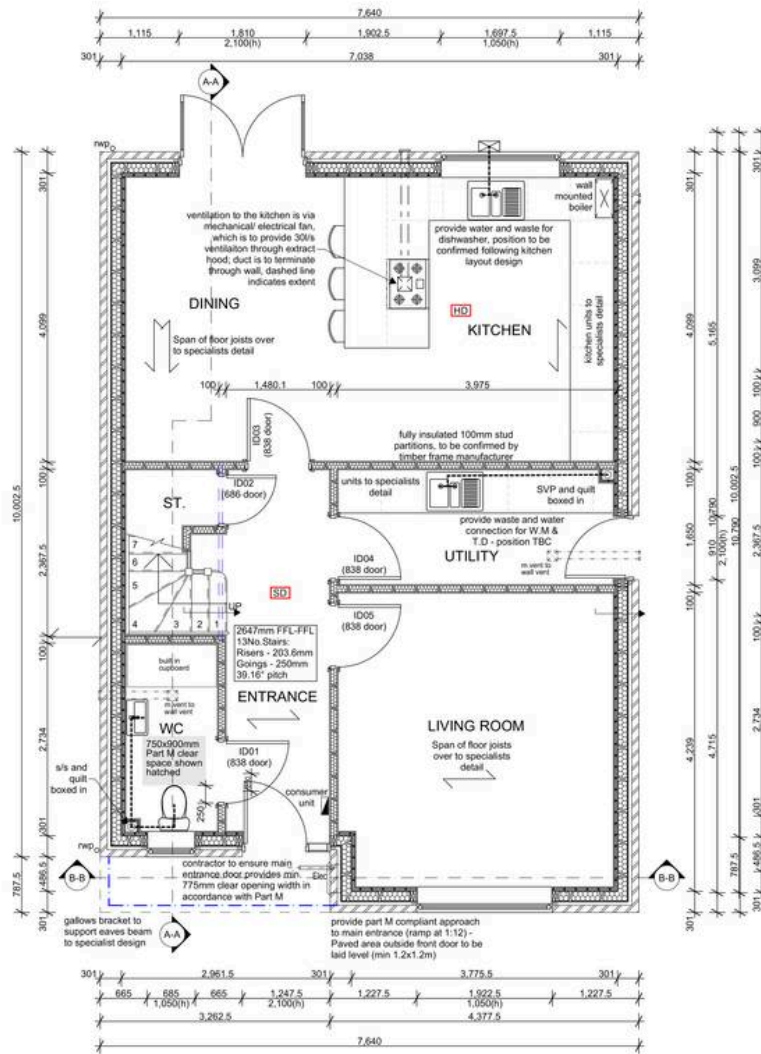


REAR ELEVATION
SCALE 1:50

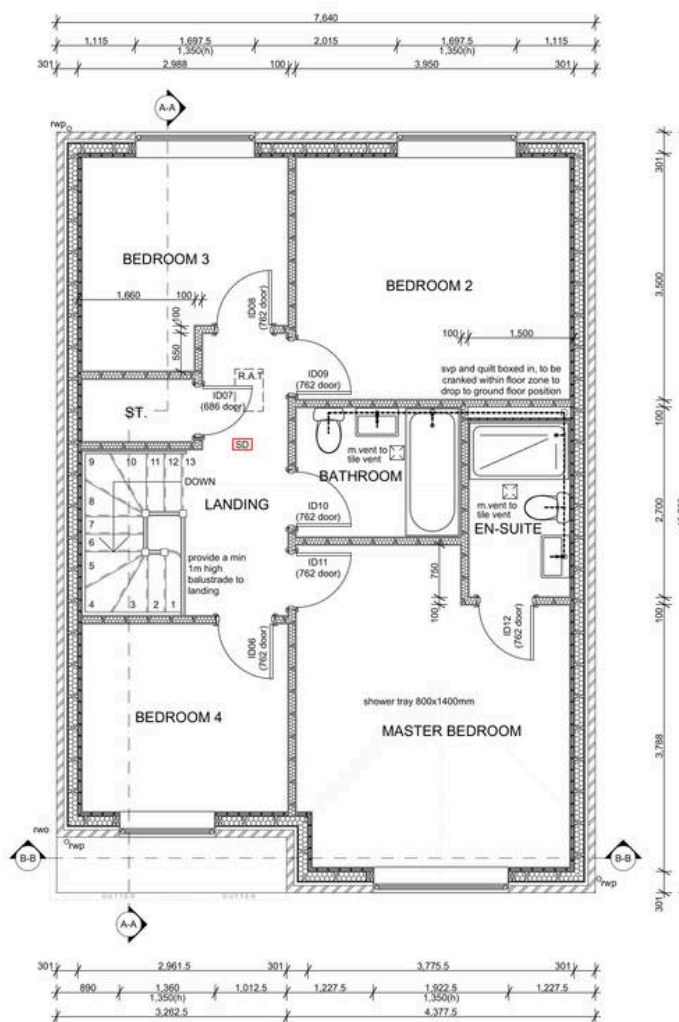


SIDE ELEVATION
SCALE 1:50





GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.