



Trent Boulevard, West Bridgford Nottingham NG2 5BB

welcome to

Trent Boulevard, West Bridgford Nottingham

- RESIDENTIAL DEVELOPMENT OPPORTUNITY
- Planning Permission (23/00910/FUL) Granted for Demolition and Construction of 2 Four Bedroom Detached Villas
- SOUGHT- AFTER LOCATION
- 0.11 Acre Site STS
- Walking Distance to Amenities in West Bridgford

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£435,000

view this property online [williamhbrown.co.uk/Property/WBF103237](https://www.williamhbrown.co.uk/Property/WBF103237)



Property Ref:

WBF103237 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Planning Permission

Full planning permission (23/00910/FUL) was conditionally granted on the 15th September 2023, in conjunction with the neighbouring property, 49 Trent Boulevard, for demolition of two bungalows and construction of 6 apartments and 2 new dwellings. Further details and associated documents are available via the Rushcliffe Borough Council website or the selling agent. For Further Information call Joe Perriam 07763212358

Access

Viewings are to be strictly arranged via an appointment with the selling agent.



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