



## Building Plot Adjacent to 5 Hillside Road Radcliffe on Trent £125,000

- Single Building Plot
- Reference No: 25/01258/OUT
- Approx. 0.09 Acres of Level Land
- Footprint of Approx' 80m<sup>2</sup> (Dwelling)
- Outline Planning Permission Granted
- Sought-After Corner Plot Position
- Construction of a New Two-Storey Dwelling
- Demolition of Existing Garage

An exciting and increasingly rare opportunity to acquire a generous garden building plot with outline planning permission for the construction of a two-storey detached dwelling.

Set within a mature and well-established residential setting, this attractive corner plot extends to approximately 0.09 acres and offers a level site, ideal for ease of development.

Outline planning permission has been granted for:

Demolition of the existing garage  
 Division of the current plot into two  
 Construction of a new two-storey dwelling  
 Inclusion of a single integral garage

The proposed dwelling offers a footprint of approximately 80m<sup>2</sup>, providing excellent scope to design and create a bespoke home tailored to individual requirements (subject to reserved matters approval).

### NOTE:

The current permission is for a self-build dwelling with all matters reserved. A self-build condition can potentially be removed via a Section 73 application, in which case engagement with the local planning authority is recommended.

**EPC -**