



**Building Plot Adjacent to 11a Glen Road,  
Burton Joyce, Nottinghamshire, NG14 5BQ**

**£195,000**  
Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Single Building Plot
- Proposal For 2 Storey 4 Bedroom Home
- Site Region Of 525 Sq.M. (5,650 Sq.Ft.)
- Pleasant Corner Plot
- Planning Permission Granted Dec 2025
- Approx 1,700 Sq.Ft. Of Accommodation
- Well Regarded Location
- Ref: 2025/0295 Gedling Borough Council

An interesting opportunity to purchase an individual single building plot with full planning permission granted (with conditions) by Gedling Borough Council in December 2025. The site is positioned within this well regarded Trent side village, in an elevated position and occupying a corner plot fronting both Glen and Bridle Road. The site extends to approximately 525 sq.m. (around 5,650 sq.ft.) The proposal is for an interesting, individual detached 1.5 storey contemporary home extending to approximately 1,700 sq.ft., providing up to 4 double bedrooms, 4 bath/shower rooms and an open plan living/dining kitchen with utility off. The design proposals are well thought out creating a home which would be large enough to accommodate families, particularly those with older children, but has the versatility of 2 ground floor double bedrooms with ensuite facilities allowing it to be utilised as single storey living in later life which would therefore also be suitable for those downsizing from larger dwellings.

Ref: 2025/0295 Gedling Borough Council

As well as the proposed internal accommodation the property will occupy a pleasant corner plot with ample off road parking to the front and gardens to the side and rear.

Overall this would be an interesting project for a small developer or alternatively would be ideal for a client looking to commission and individual home for their own occupation, particularly making use of this well served and highly regarded village.

### **BURTON JOYCE**

Burton Joyce is well equipped with amenities including a variety of shops, post office, public houses, primary school, dentist and doctors surgeries, excellent bus and rail links to Nottingham as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1. The village also offers delightful Trent side walks, giving the benefits of a well served village, with excellent amenities but close to open countryside, with the benefit of close proximity to Nottingham city centre.

### **VIEWING NOTE**

Please note that the plot is visible from the roadside but due to health and safety requirements, if a physical inspection within the site is required, please contact ourselves as the selling agent.

### **ADDITIONAL NOTES**

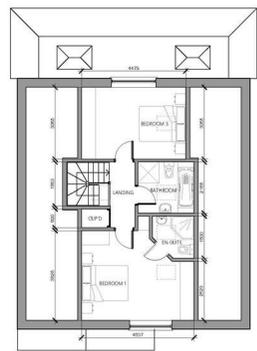
A full ground investigation report carried out in March 2026 by Grange Geo, is available as required.

### **PLANNING**

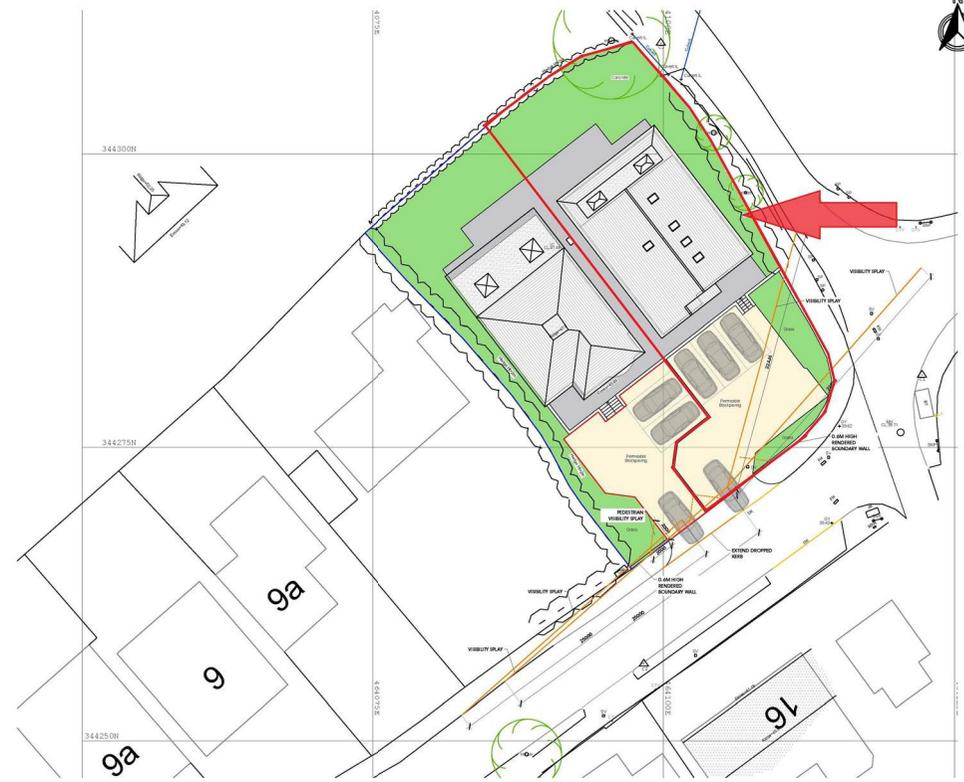
The above information is for guidance and should you require any further details it may be worth investigating Gedling Borough Council's Planning Portal under reference number 2025/0295.



PROPOSED GROUND FLOOR PLAN 1:100



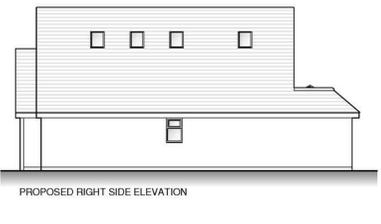
PROPOSED ROOF PLAN 1:100



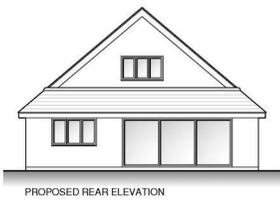
PROPOSED SITE PLAN 1:200



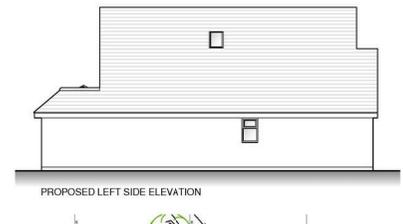
PROPOSED FRONT ELEVATION



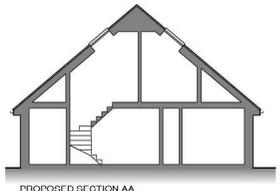
PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



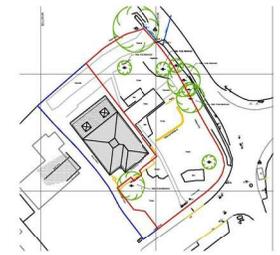
PROPOSED LEFT SIDE ELEVATION



PROPOSED SECTION AA



PROPOSED FLAT ROOF DETAIL 1:50



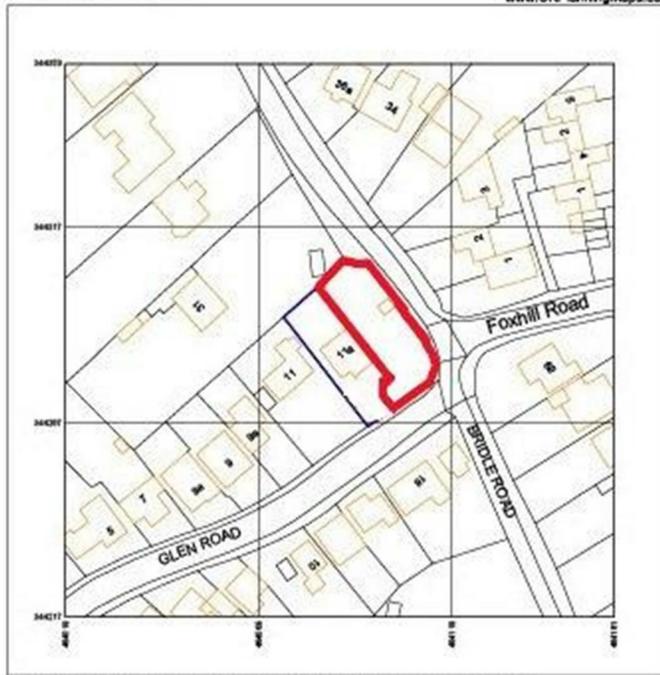
EXISTING SITE PLAN 1:500

**Notes:**  
Contractor to satisfy themselves that all dimensions, drainage and services positions and materials are determined and correct prior to construction. Existing sub-structure to be checked and verified as suitable prior to any works being undertaken.

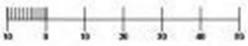
**Materials:**  
Walls: Smooth White Render  
Roof: Flush Tiles  
Windows and Doors: White UPVC  
Gutters & Fascias: Black UPVC gutters & downpipes.

Project	NEW BUILD
Address	11A GLEN ROAD, BURTON JOYCE, NOTTINGHAM NG14 5BQ
Title	PROPOSED DRAWINGS - NEW BUILD
Drawing Type	PLANNING
Drawing No.	2006.236.004
Date	OCTOBER 2024
Scale	1:100 @ A1
Sheet	C





Produced on 30 March 2025 from the Ordnance Survey National Designated Database and incorporating survey commission analysis at the date.  
The map shows the area bounded by 544070 340217, 544070 340217, 544070 340217, 544070 340217, 544070 340217.  
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Data source supplied to March 2025. UTM projection. EPSG:299122 432631 1000000



LOCATION PLAN @ 1:1250

**Plot outlined in Red**



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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