



FEATURES

- Auction Date: 20th & 21st November 2019
- Highly sought after desirable location
- Potential to add excellent capital value
- Freehold with vacant possession
- Three bedroom detached family home
- Full planning for five beds plus annex
- Approx. 100 metres from Wollaton Park
- Close to local amenities

Guide Price £320,000 +

Three Bed Detached House Planning For Large Extension

18 Eton Grove,
Nottingham, NG8 1FT

OVERVIEW

A rare opportunity to acquire a substantial detached property located on Eton Grove in the highly sought after district of Wollaton Park, with the entrance to the 500 acre park being just 100 meters from the property.

The property benefits from obtaining full planning consent ref: 19/01509/PFUL3 for a single storey extension to the side and rear elevations along with proposed hip to gable roof conversion to rear elevation plus dormer loft conversion in addition to a proposed detached garden room to rear of site.

Currently the property is in a stripped back state and comprises, good sized hallway with front and rear living rooms and kitchen to the rear at ground floor level, and three good sized double bedrooms and family bathroom to the first floor.

Outside there is a garage with off street parking along with a good sized garden to the rear.

Lot No.5

20th and 21st November

Accommodation

Hallway: 4.55m x 2.43m
Front Lounge: 3.88m x 3.48m (plus bay)
Rear Lounge: 4.26m x 3.48m
Kitchen: 3.05m x 2.43m
Bedroom 1: 3.48m x 3.88m (plus bay)
Bedroom 2: 4.26m x 3.48m
Bedroom 3: 2.57m x 2.42m
Bathroom: 3.19m x 2.42m

Investment Analysis

Once the works have been completed, in line with the planning permission, it is envisaged the property could command an asking price of £500,000+, dependant on the finish and quality of workmanship.

Upon completion of the works, the uplift in value of the property, should reflect a good return on the initial capital investment.

Alternatively, we envisage there will be good interest from end users looking to acquire a family home, in a highly sought after area, which they can put their own stamp on.



Tenure

Freehold with vacant possession.

Services

We understand the property to have mains electricity, water and drainage. Prospective purchasers are advised to make their own enquiries.

Council Tax

The property is rated in council tax band D and the rate payable for 2019/2020 is £2083 pa

Guide Price

£320,000+

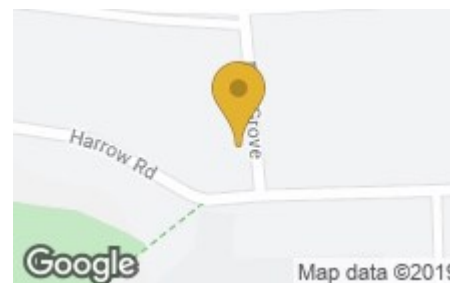
Buyers Premium

2% (min. £3,600) inc. VAT

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(41-48) F			(41-48) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	