

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 41 SHEARING HILL, GEDLING

NOTTINGHAM, NG4 3GY

**GUIDE PRICE £425,000**



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Guide Price £425,000 - £450,000 | Planning Permission Granted to Convert to a Large HMO - Application No:2022/1293 (Please ask office for further information) | Six Bedrooms | Ideal Renovation Project | Outbuildings | Large Driveway | Close to Local Amenities |

Located on Shearing Hill, Gedling, Nottingham, this substantial six-bedroom property presents a remarkable opportunity for both families and developers alike. Brimming with potential, it has received planning permission to convert into a sizeable HMO, ideal for those seeking an investment opportunity in a sought-after locale.

For families dreaming of creating their perfect home, this residence offers a canvas to craft a stunning 6-bedroom dwelling, replete with original features that evoke a sense of grandeur and history. The high ceilings add to the property's spacious and airy feel, ensuring that each room is bathed in natural light.

The commodious living room provides an inviting space for relaxation, while the expansive dining room, which flows seamlessly into the kitchen, is perfect for family gatherings and entertaining guests. Additionally, a practical utility room and a convenient downstairs shower room complement the thoughtful layout of the ground floor, which also includes a generous bedroom.

Ascending the stairs, you will find three well-proportioned bedrooms on the first floor and two additional bedrooms on the second, all offering a flexible arrangement to suit various family needs or to maximize rental potential.

Outside, the property boasts a sizeable driveway capable of accommodating multiple vehicles, useful outbuildings, and a generous rear garden that promises to be a verdant retreat for both relaxation and play.

To truly understand the breadth of opportunity this home offers, it must be viewed in person. Don't miss the chance to envision your future in this splendid house at Shearing Hill, Gedling.

## PLANNING INFORMATION

Please visit - <https://pawam.gedling.gov.uk/>

Application No:2022/1293 - Change of use from single residential dwelling and coach house into a 12 bed HMO, and construct a single storey rear extension.

[Entrance Hallway](#)

[Living Room](#)

[Dining Room](#)

[Breakfast Kitchen](#)

[Utility Room](#)

[Shower Room](#)

[Conservatory](#)

[Ground Floor Bedroom](#)

[First Floor Landing](#)

[Bedroom One](#)

[En-Suite](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)

[Second Floor Landing](#)

[Bedroom Four](#)

[Bedroom Five](#)

[Shower Room](#)

[Garden and Outbuildings](#)

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band F

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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Road Map



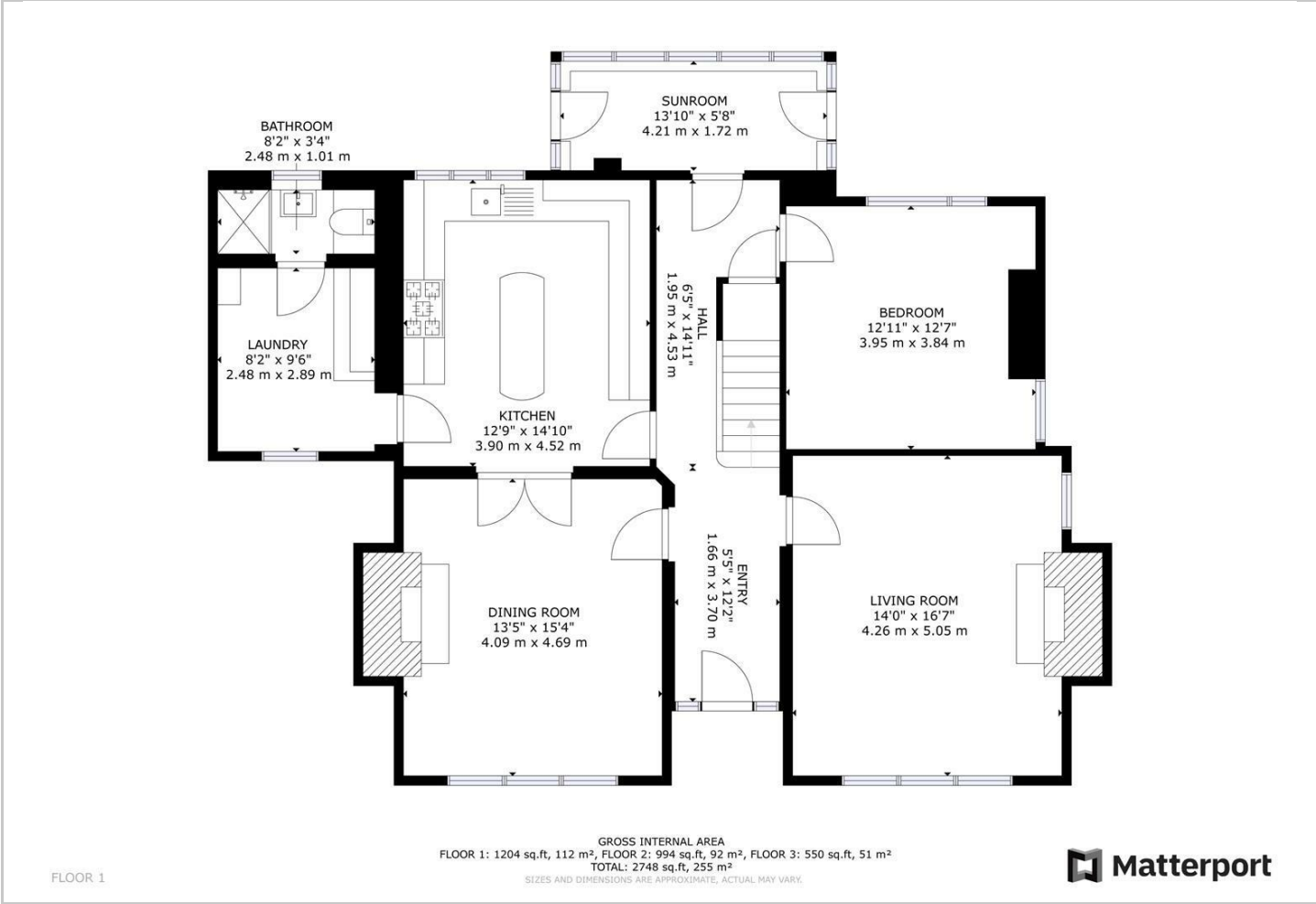
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.