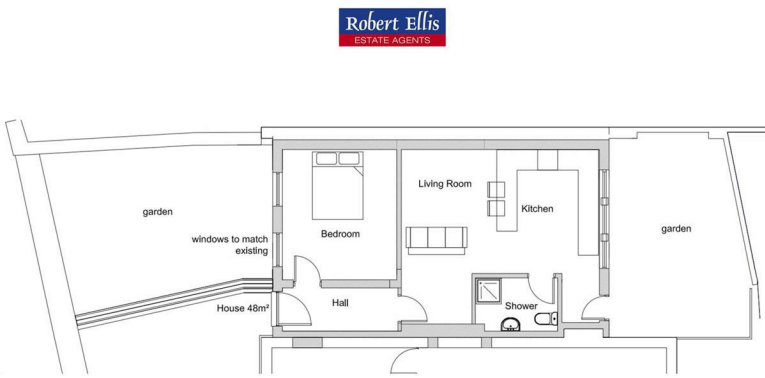




Robert Ellis  
ESTATE AGENTS



Mapperley Road,  
Mapperley, Nottingham  
NG3 5AS

**£60,000 Leasehold**



\*\*\* GUIDE PRICE £60,000 - £70,000 \*\*\* BUILDING PLOT AVAILABLE\*\*\*

AN INTERESTING OPPORTUNITY HAS ARISEN TO PURCHASE A SINGLE BUILDING PLOT WITH PLANNING CONSENT FOR A ONE BEDROOM DETACHED BUNGALOW.

Land Adjacent to Ellis House, Mapperley Road Nottingham, NG3 5AS in a residential location

Planning permission was granted on 14th September 2022 Planning Reference No. 22/01387/PFUL3 (PP-11398549) where documents and drawings can be found as to the detailing of the new dwelling.

Mapperley Park is a highly sought-after residential area located just north of Nottingham's city centre. Known for its stunning Victorian and Edwardian architecture, tree-lined streets, and expansive parklands, it offers a peaceful and exclusive setting for those seeking a luxurious lifestyle. The area boasts a range of properties, from grand period homes to modern apartments, all within easy reach of local amenities and excellent transport links. With its rich history and beautiful surroundings, Mapperley Park is a truly unique location to call home.

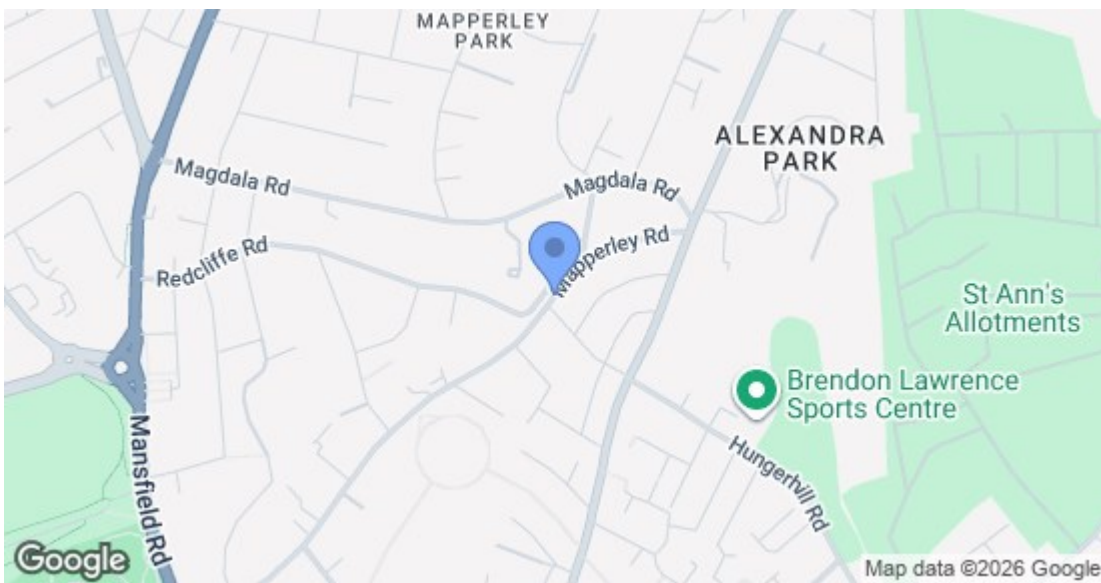
This opportunity is ideal for small developers as well as self-builders looking to create their own property.



Agents note

All services connected: Drains, water, electric & gas

Planning Reference: 22/01387/PFUL3



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.