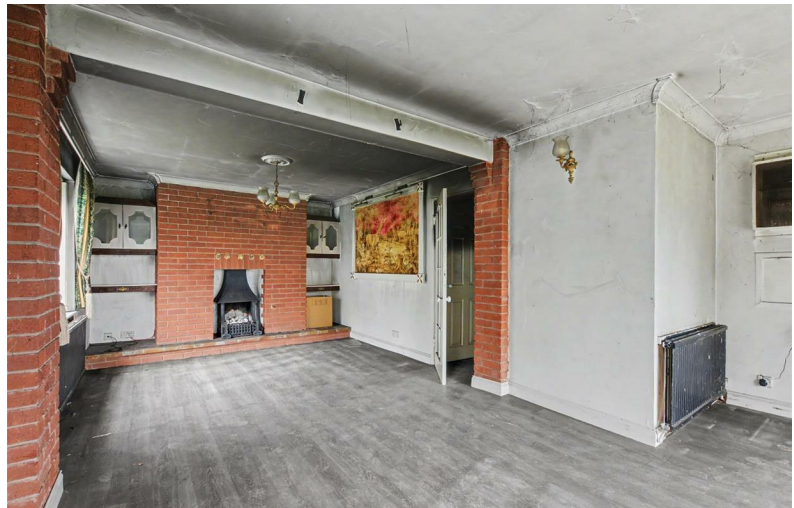
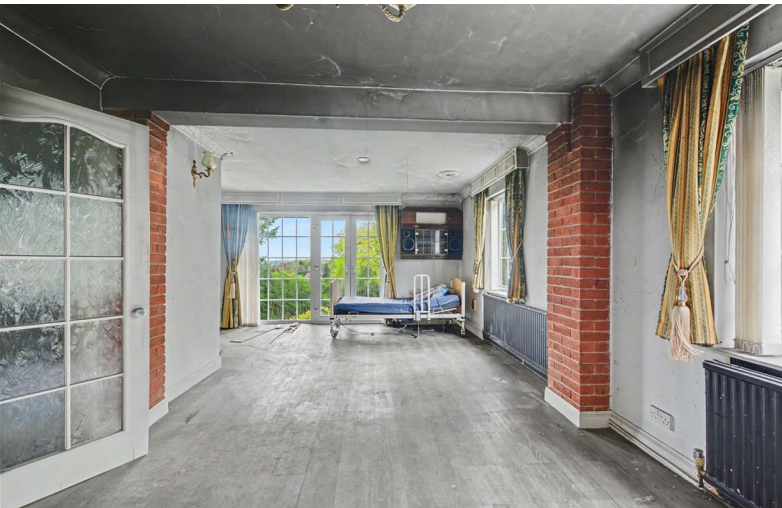




**Bridle Road
Burton Joyce, Nottingham NG14 5FS**

By Auction £250,000 Freehold

A RARE DEVELOPMENT OPPORTUNITY
SET ON A GENEROUS PLOT IN A SOUGHT
AFTER VILLAGE LOCATION OFFERING
EXCEPTIONAL POTENTIAL - FOR SALE VIA
AUCTION



**** CASH BUYERS ***FOR SALE VIA AUCTION THURSDAY 30TH APRIL 2026*****

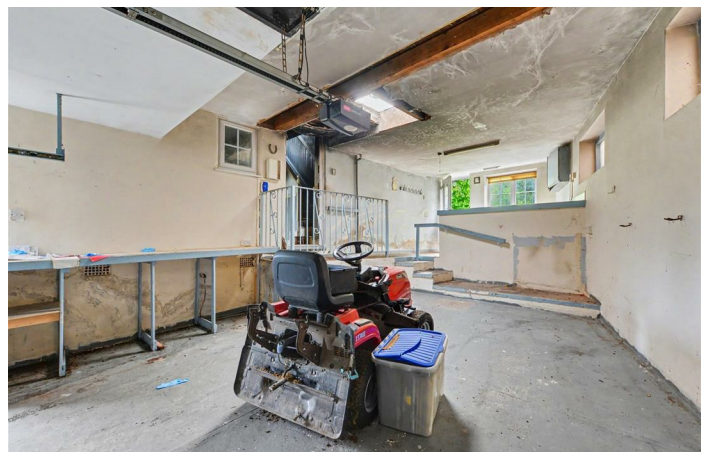
A rare and exciting opportunity to acquire this substantial detached property, set within a generous plot in the highly sought-after village of Burton Joyce, offering outstanding potential for redevelopment, renovation or extension (subject to the necessary planning permissions).

Positioned on a sizeable plot, this property immediately impresses with its long driveway providing ample off-road parking for multiple vehicles, leading to a large garage. Internally, the accommodation is spacious and well laid out, comprising a substantial L-shaped lounge, a generously sized kitchen, three bedrooms and multiple bathroom facilities, offering a solid foundation for transformation.

The property is now in need of full refurbishment, presenting an ideal project for developers, investors or buyers looking to create a bespoke family home. The true highlight of this property lies externally, where the expansive rear garden stretches across a large plot, featuring mature trees, outbuildings, a summerhouse and significant scope for landscaping or further development.

Situated within a desirable semi-rural location, yet still within easy reach of local amenities and transport links, this is a unique chance to acquire a property with exceptional potential in a prime setting.

Offered for sale by auction, this is a rare opportunity not to be missed, and early viewing is highly recommended to fully appreciate the scale, setting and possibilities on offer.



Side access door into the garage.

Garage

12'9" x 31'3" max (3.89m x 9.53m max)

Electric door, two windows to the side, window to the rear, UPVC door to the rear, wash hand basin.

Hallway

UPVC door to the front, understairs storage cupboard.

Bathroom

9'4" x 5'2" max (2.87m x 1.58m max)

Kitchen

20'2" x 11'8" max (6.17m x 3.58m max)

L shaped kitchen

Shower Room

6'9" x 4'5" max (2.06m x 1.35m max)

Lounge

23'0" x 15'7" max (7.03m x 4.76m max)

L shaped lounge.

Bedroom 1

18'3" x 9'5" max (5.57m x 2.89m max)

Double glazed window to the front.

Bedroom 2

18'2" x 9'2" max (5.56m x 2.8m max)

Double glazed window to the rear.

Bedroom 3

11'3" x 9'3" max (3.45m x 2.82m max)

Separate w.c.

6'5" x 3'5" max (1.98m x 1.05m max)

Outside

There is a long driveway to the front providing off road parking for several cars, access to the garage.

There is a large garden to the rear which is in need of attention. Having a summerhouse and multiple sheds.

Council Tax

Band F

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 80mbps

Phone Signal – EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Auction Details

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

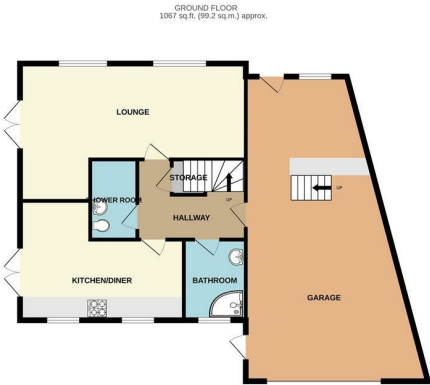
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

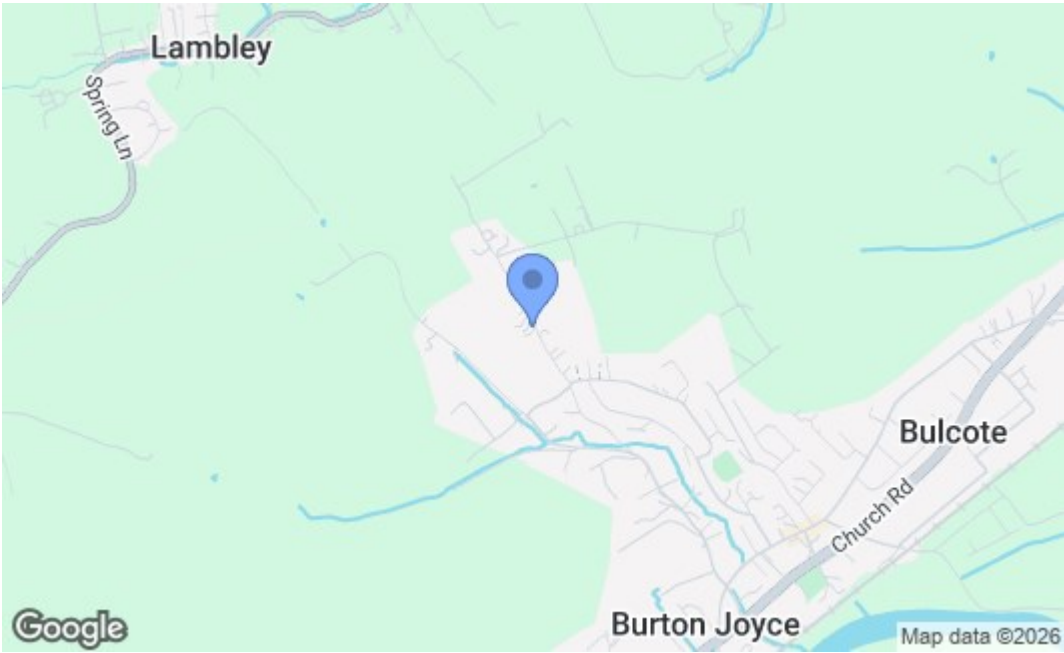
Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





TOTAL FLOOR AREA: 1538 sq ft. (141.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services of a professional surveyor should have been used and no guarantee as to their quality or efficiency can be given.
Made with Metagon 02020



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		
	56	73
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.