

Stornoway Court,  
Beeston, Nottingham  
NG9 1QR

**£69,995 Freehold**



A RARE OPPORTUNITY TO ACQUIRE A PIECE OF LAND WITH PLANNING PERMISSON GRANTED TO CONSTRUCT A THREE BEDROOM HOUSE.

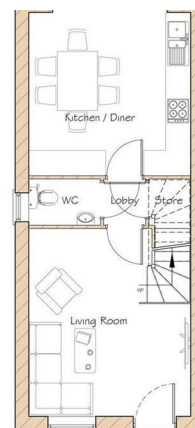
Situated in a popular and convenient residential location within walking distance of a range of local shops and amenities such as Beeston Town Centre, schools and transport links including Beeston train station.

The proposed planning will provide a property with a Lounge, Kitchen/Diner and WC to the ground floor with a Master bedroom and En suite, a further two bedrooms and a bathroom to the 1st floor.

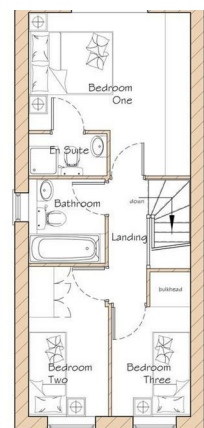
This is considered a fantastic opportunity for those looking for a development and an early viewing of the plot comes highly recommended.

Please note the land extends beyond the gate and appxo. 18 inches beyond the fencing.

To find out more or to arrange a viewing please contact us on 0115 9220888.



PROPOSED GROUND FLOOR PLAN

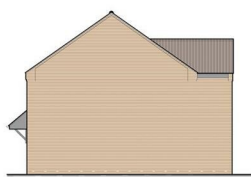


PROPOSED FIRST FLOOR PLAN

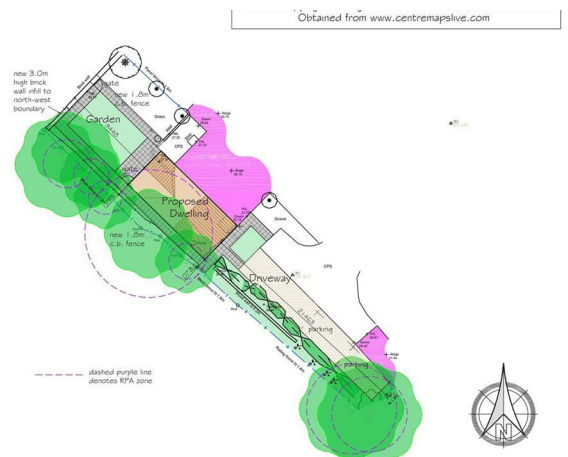
Planning Permission  
Broxtowe Borough Council - Reference 21/00103/FUL  
Permission granted 20/07/2021

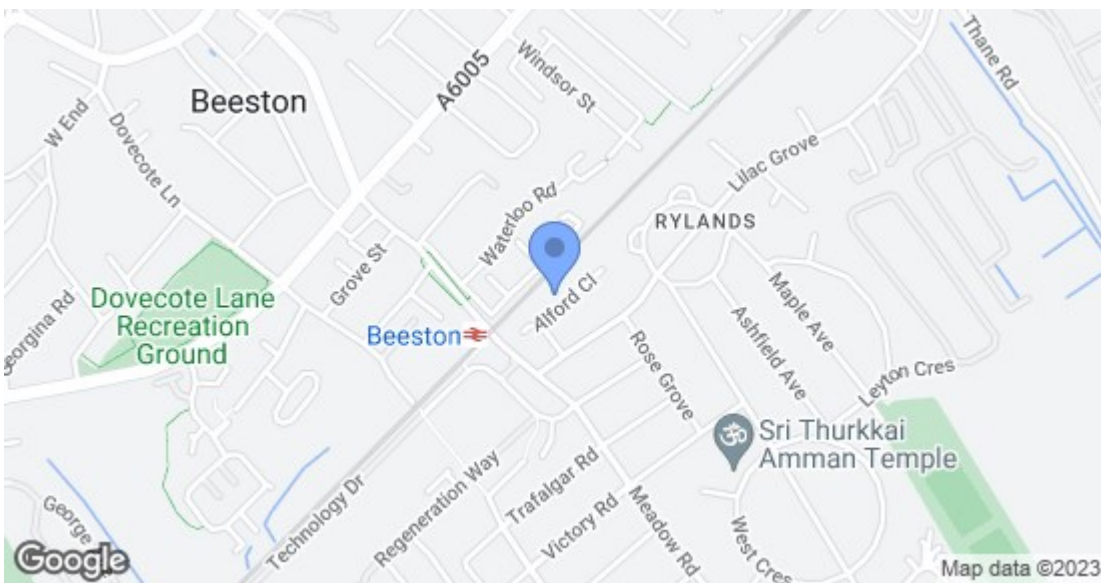


PROPOSED FRONT ELEVATION  
SCALE 1:100



PROPOSED SIDE ELEVATION  
SCALE 1:100





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.