



Plot, Woodville Drive,  
Sherwood, Nottingham  
NG5 2GZ

**£150,000 Freehold**





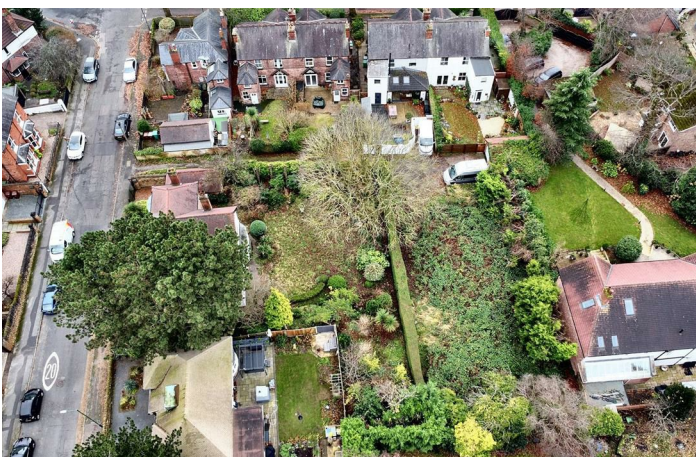
\*\*\*GUIDE PRICE £135 -£150,000\*\*\*

OPPORTUNITY... This level building plot of land offers a one-of-a-kind investment opportunity and a chance to develop a pre-existing plot with Planning passed.

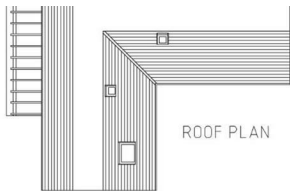
This plot has Conditional Planning Permission granted by the Nottingham City Council for a detached family property. Ideally located within Sherwood positioned just off a busy high street, within an area that currently is thriving with development, this is not an opportunity to be missed for any developer looking for a SINGLE plot of land for self-build or as a development opportunity.

You can find the full information with the following reference: 22/01559/PFUL3

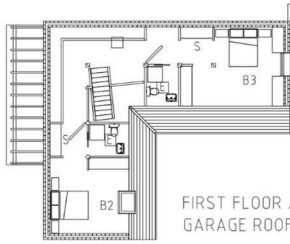
Call now to speak with our team today for further information!







ROOF PLAN



FIRST FLOOR AND GARAGE ROOF PLAN

ROOM KEY  
 B = Bedroom C = Cloakroom D = Dining room  
 E = En suite G = Garage H = Hall K = Kitchen  
 L = Lounge S = Study St = Store

Proposal of 3 Bedroom - Room in Roof Bungalow.

The L-shaped bungalow is positioned to the north of the site with its finished floor 150mm above the mid site level. (the site rises 2400mm front to back)

Cars enter the site at low level with car garage and shelter. The bottom court allows for the cars to turn within the site boundary.

The next garden court is 1200mm higher and forms the mid site level.

The back boundary is formed by 900mm retaining structure and landscape banks.

To remove any problems of the 1st floor bedrooms overlooking the adjoining garden they have windows facing south down the site - Velux roof lights to bedroom ensuite and stair landings will be high level.

The ground floor ensuite and cloak room windows on the east elevation will be glazed with obscured glass.

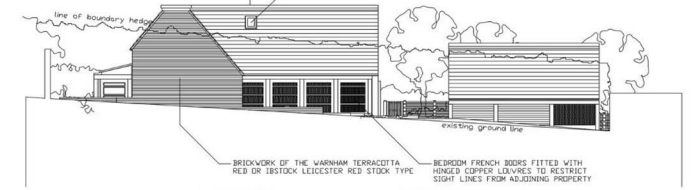
The proposed materials are :-

- Brick of the Warrham Terracotta Red or Ibstock Leicester Red stock type subject to agreement of site test panel.
- Clay pantile roof.
- White or dark green windows.
- Copper clad dormer, gable end and trim

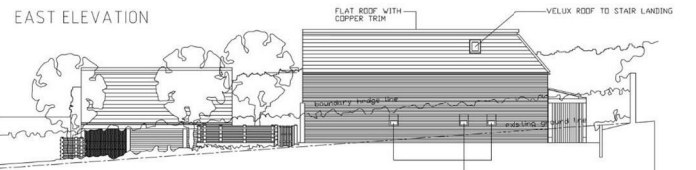
All landscape features will be natural e.g soft wood retaining logs, brick / stone paving



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

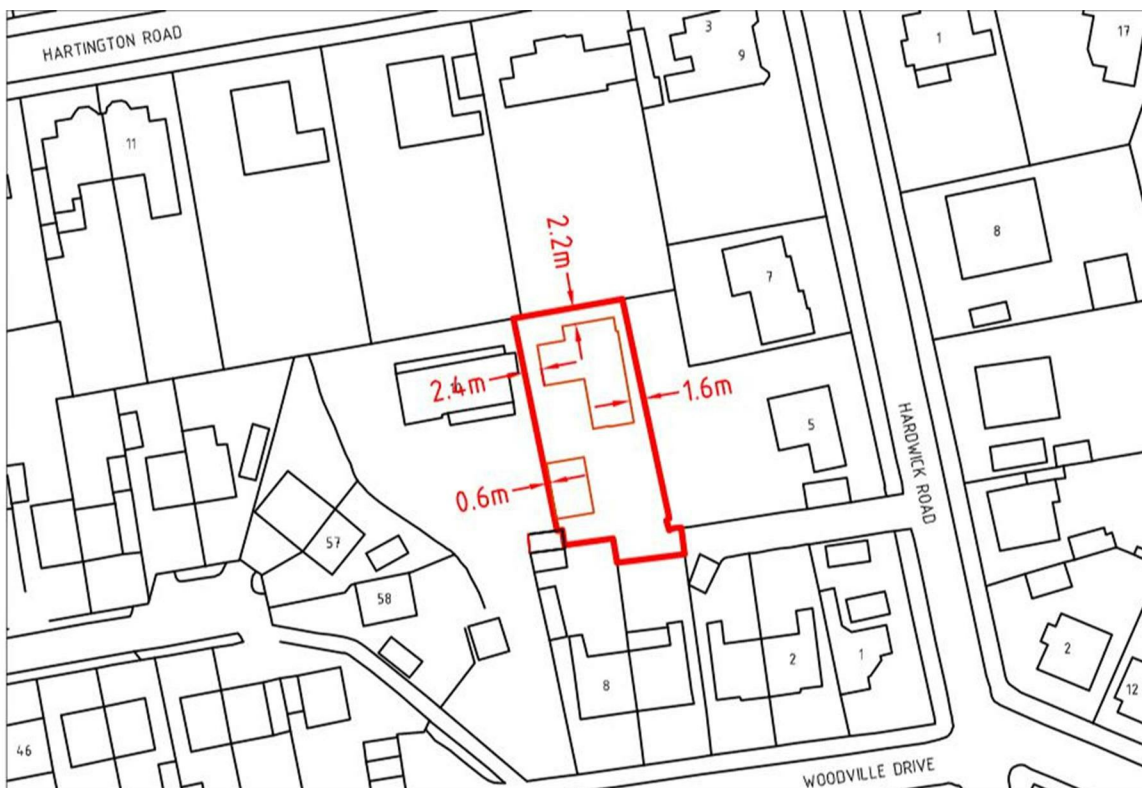
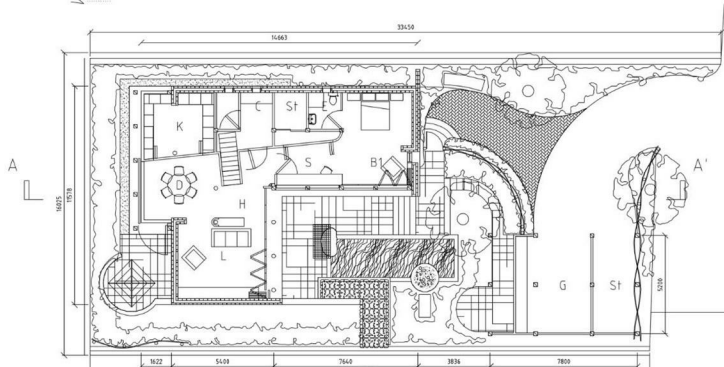


SOUTH ELEVATION

- REV A MINOR REVISIONS AS LISTED IN LETTER TO PLANNERS  
 B MINOR REVISIONS AS LISTED IN LETTER TO PLANNERS  
 C MINOR REVISIONS AS LISTED IN LETTER TO PLANNERS  
 D SECTION REVISED IN HEIGHT IN LINE WITH PLANNERS COMMENTS
- NH  
 NH  
 NH

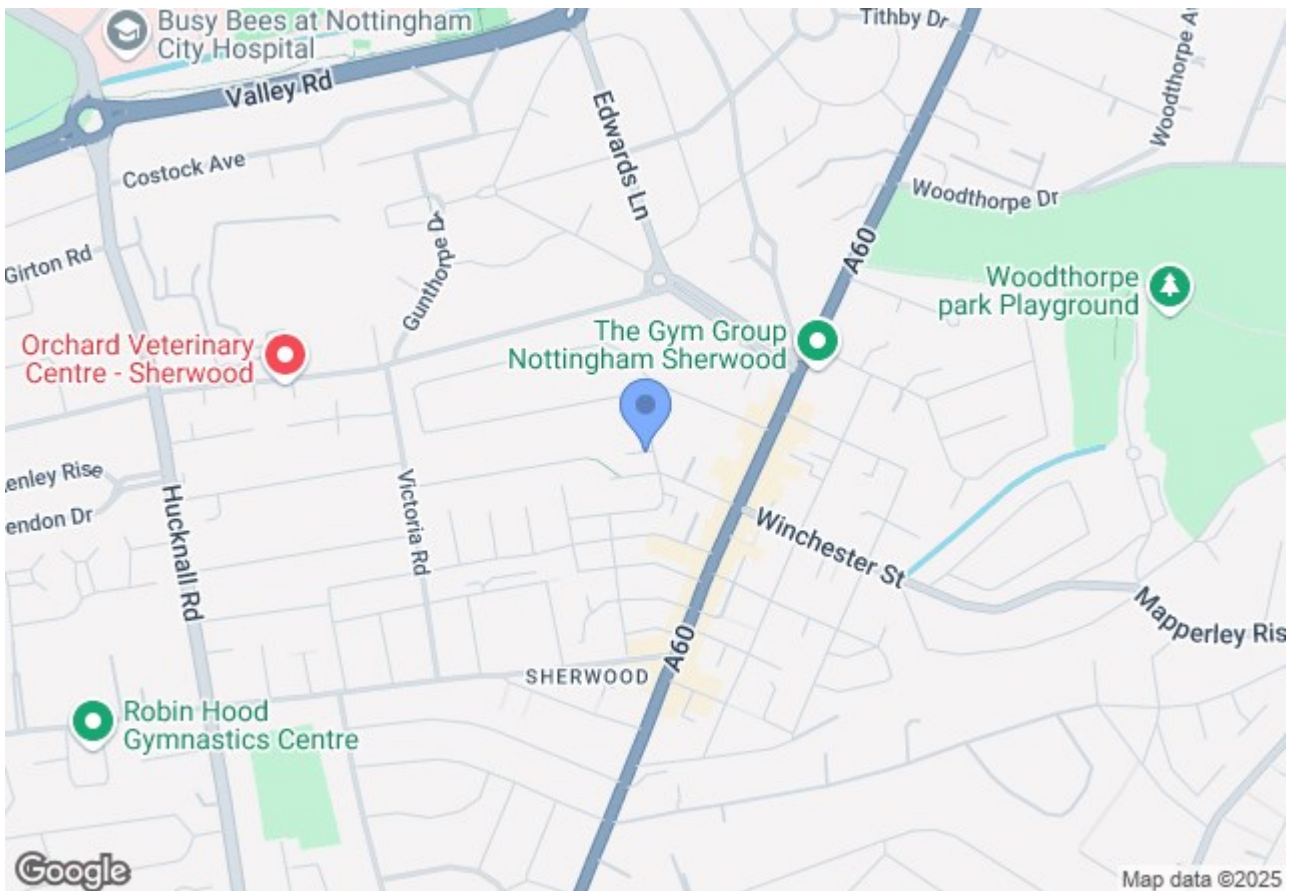
Proposed New Dwelling  
 LAND AT THE REAR OF 8/9 WOODVILLE DRIVE, SHERWOOD  
 PLAN  
 PLANNING APPLICATION

PP Building Design Ltd  
 Company reg'd in Eng and Wales No 08420308



LOCATION PLAN

1:1250



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.