



**Filey Street & Car Lot**  
**Bulwell, Nottingham NG6 8EH**

**Offers Over £800,000 Freehold**

LARGE SITE FEATURING 5 RESIDENTIAL HOUSES AND A CAR LOT AREA WITH POTENTIAL FOR DEVELOPMENT (SSTP) MAKING IT AN IDEAL INVESTMENT OPPORTUNITY & NOT OFFERED TO THE MARKET IN OVER 70 YEARS.



Robert Ellis are delighted to present a unique investment opportunity located in Bulwell, Nottingham. This large site offers residential components and a car lot, making it ideal for various types of investors. The property comprises five residential houses, which provide a potential income stream. The extensive car lot area adds to the property's appeal, offering additional space for development or use as needed.

The residential portion of the site includes five houses, each designed to offer comfortable living spaces. The homes are well-suited for rental purposes, catering to families or individuals seeking accommodation in a well-connected area.

One of the standout features of this property is its location in Bulwell, a bustling area of Nottingham known for its excellent transport links. This makes the site highly accessible and desirable for both residential and commercial tenants. The property's large yard area further enhances its utility, offering space for parking, storage, or even potential expansion. This flexibility ensures that the site can adapt to various needs, making it a robust investment for the future.

Not offered to the market in over 70 years, this property represents a rare opportunity to acquire a significant asset with substantial potential. Whether you're interested in developing the site further, maintaining it as a steady income-generating investment, or exploring new business ventures, this property provides a solid foundation. Robert Ellis highly recommends viewing the site to fully appreciate its scope and potential.



## House 1

### Entrance Hallway

UPVC double glazed composite entrance door to the front elevation leading into the entrance hallway. Laminate flooring. Recessed lighting. Staircase to the first floor landing. Internal doors leading into the living room, kitchen, ground floor WC and dining room. UPVC double glazed composite entrance door to the rear elevation.

### Living Room

15'5" x 14'1" approx (4.7 x 4.3 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature fireplace with wooden mantel, tiled hearth and brick surround.

### Kitchen

9'2" x 15'5" approx (2.8 x 4.7 approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Tiled splashbacks. Range of matching wall, base and drawer units incorporating worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Integrated eye level double oven, 4 ring gas hob with extractor unit above. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Wall mounted combination boiler unit.

### Ground Floor WC

3'11" x 9'2" approx (1.2 x 2.8 approx)

UPVC double glazed window to the side elevation. Laminate flooring. Wall mounted radiator. Tiled splashbacks. Hand wash basin with dual heat tap. Low level flush WC.

### Dining Room

14'5" x 14'9" approx (4.4 x 4.5 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator.

### First Floor Landing

UPVC double glazed windows to the front and rear elevations. Original wooden flooring. Internal doors leading into the bedroom 2, 3, 4, family bathroom and first floor WC.

### Bedroom 2

20'4" x 18'8" approx (6.2 x 5.7 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Feature fireplace.

### Bedroom 3

15'5" x 12'5" approx (4.7 x 3.8 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling.

### Bedroom 4

13'5" x 10'5" approx (4.1 x 3.2 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

### Family Bathroom

6'10" x 3'11" approx (2.1 x 1.2 approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Panel bath with dual heat tap and an electric shower above. Pedestal wash hand basin with dual heat tap

### First Floor WC

8'2" x 3'7" approx (2.5 x 1.1 approx)

Tiled splashbacks. Hand wash basin with dual heat tap. Low level flush WC.

## House 3 & 5

### Entrance Hallway

16'2" x 3'1" approx (4.93m x 0.94m approx)

UPVC double glazed entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Staircase to the first floor landing. Internal door leading into the dining room

### Dining Room

11'6" x 12'0" approx (3.51m x 3.68m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Coving to the ceiling. Archway leading through to kitchen. Archway leading through to reception room 2/bedroom 2.

### Living Room

12'0" x 11'6" approx (3.66m x 3.51m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Coving to the ceiling. Ceiling rose.

### Kitchen

9'3" x 6'9" approx (2.82m x 2.06m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Range of matching wall, base and drawer units incorporating worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Integrated oven, 4 ring hob with extractor unit above. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. UPVC double glazed door to side elevation.

### First Floor Landing

UPVC double glazed window to the rear elevation. Carpeted flooring. Internal doors leading into bedroom 1 and family bathroom. Staircase leading up to bedroom 2

### Bedroom 1

15'1" x 12'4" approx (4.60m x 3.78m approx)

UPVC double glazed windows to the front elevation. Carpeted flooring. Coving to the ceiling.

## Family Bathroom

12'7" x 7'10" approx (3.84m x 2.39m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. 3 piece suite comprising of a panel bath with dual heat tap with an electric shower above, pedestal wash hand basin with a dual heat tap and a low level flush WC. Gas central heating boiler housed within storage cabinet

## Bedroom 2

14'7" x 11'3" approx (4.45m x 3.45m approx)

Velux window to the rear elevation. Light & Power

## House 7 & 9

### Entrance Hallway

13'8" x 3'4" approx (4.17m x 1.04m approx)

UPVC double glazed entrance door to the front elevation leading into the entrance hallway. Laminate flooring. Coving to the ceiling. Part panelling to walls. Staircase to the first floor landing. Internal door leading into the living room

### Living Room

13'1" x 16'2" approx (4.01m x 4.95m approx)

UPVC double glazed window to the front elevation. Wall mounted radiator. Coving to the ceiling. Wooden French doors leading into the open plan kitchen diner. Feature decorative fireplace with quarry tile hearth.

### Kitchen Diner

18'9" x 13'1" approx (5.74m x 4.01m approx)

UPVC double glazed windows to the side and rear elevations. Linoleum flooring. Wall mounted radiator. Part panelling to walls. Ceiling beams. Range of matching wall, base and drawer units incorporating worksurfaces over. Double sink and drainer unit with dual heat tap. Integrated double oven. 4 ring hob with extractor unit above. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Built-in storage cupboard. UPVC double glazed door to side elevation.

### First Floor Landing

Carpeted flooring. Wall mounted radiator. Part panelling to walls. Built-in storage cupboard (3'7 x 3' approx) Staircase leading up to bedroom 4. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

### Bedroom 1

12'2" x 11'3" approx (3.73m x 3.43m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

### Bedroom 2

12'7" x 10'2" approx (3.86m x 3.10m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling.

### Bedroom 3

8'5" x 6'9" approx (2.57m x 2.08m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling.

### Family Bathroom

8'7" x 8'5" approx (2.64m x 2.59m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Tiled splashbacks. Part panelling to walls. 3 piece suite comprising of a panel bath with hot and cold taps with an electric shower above, pedestal wash hand basin with hot and cold taps and a low level flush WC. Airing cupboard housing water cylinder.

### Bedroom 4 (Only House 9)

11'3" x 16'2" approx (3.45m x 4.95m approx)

Velux windows to the front and rear elevation. UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Built-in storage to the eaves.

## Agents Notes: Additional Information

Local Authority: Nottingham City

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 20Mbps Ultrafast 1000Mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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HOUSE 1

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HOUSE 3 & 5



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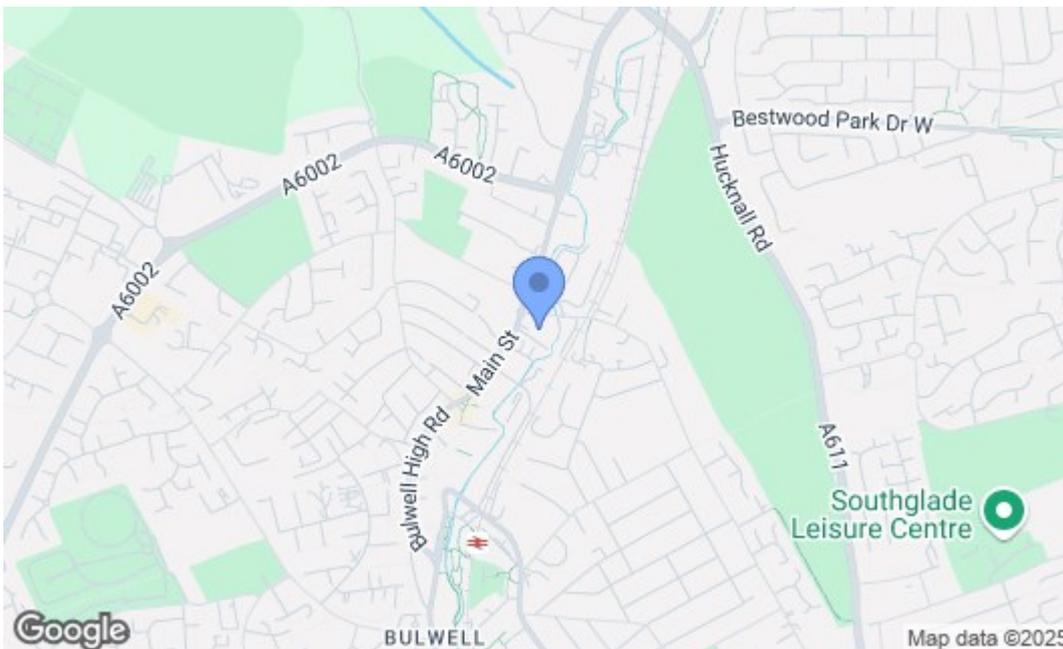


HOUSE 7

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HOUSE 9



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		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
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.