



Land Adjacent to, 470 Nottingham Road,  
Giltbrook, Nottingham, NG16 2GE

**Guide Price £95,000 Freehold**

A BUILDING PLOT WITH  
PERMISSION GRANTED FOR A  
THREE BEDROOM DETACHED  
HOUSE.

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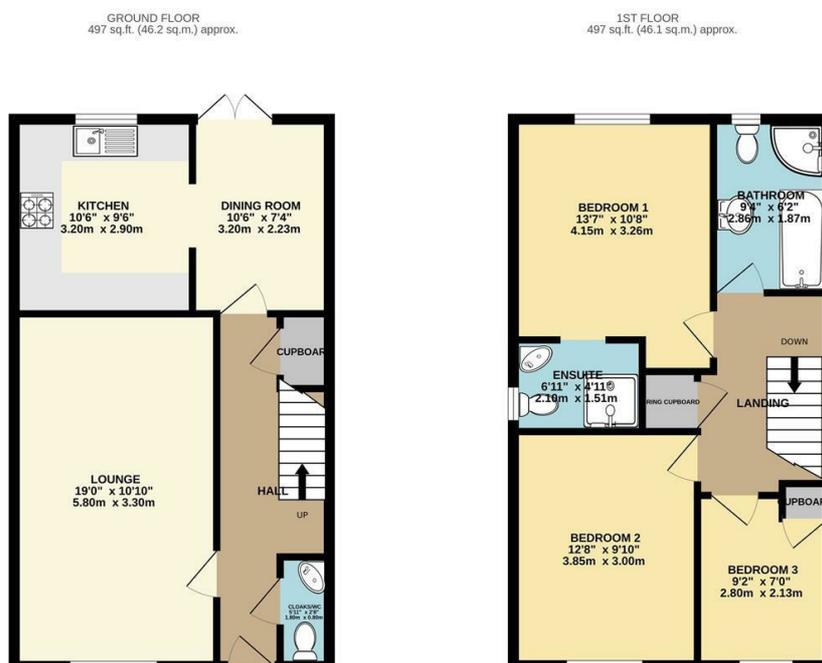
An opportunity has arisen to purchase a building plot with permission granted for a three bedroom detached house.

Situated on a corner position fronting Nottingham Road, and with the provision for off-street parking for two vehicles (with the option of a detached garage) at the rear. Individual building plot of approx. 148 SQM located in an established and popular, primarily residential suburb within Giltbrook.

Full planning permission was originally granted on 11th June 2004. Works commenced at the end of 2007 and beginning of 2008 which included the completion of raft foundations and drainage for the new dwelling. No further work has been carried out since this time. The Sellers have sought and have recently had granted a certificate of lawfulness for "existing use for construction of dwelling", allowing the development to continue.

Original drawings, structural calculations for the works and receipt of works carried out are available by request.

We believe this is a great opportunity for developers, property speculators, as well as those individuals looking to build their own home. For further information and to arrange a viewing on site, please contact the sole Selling Agents.



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.