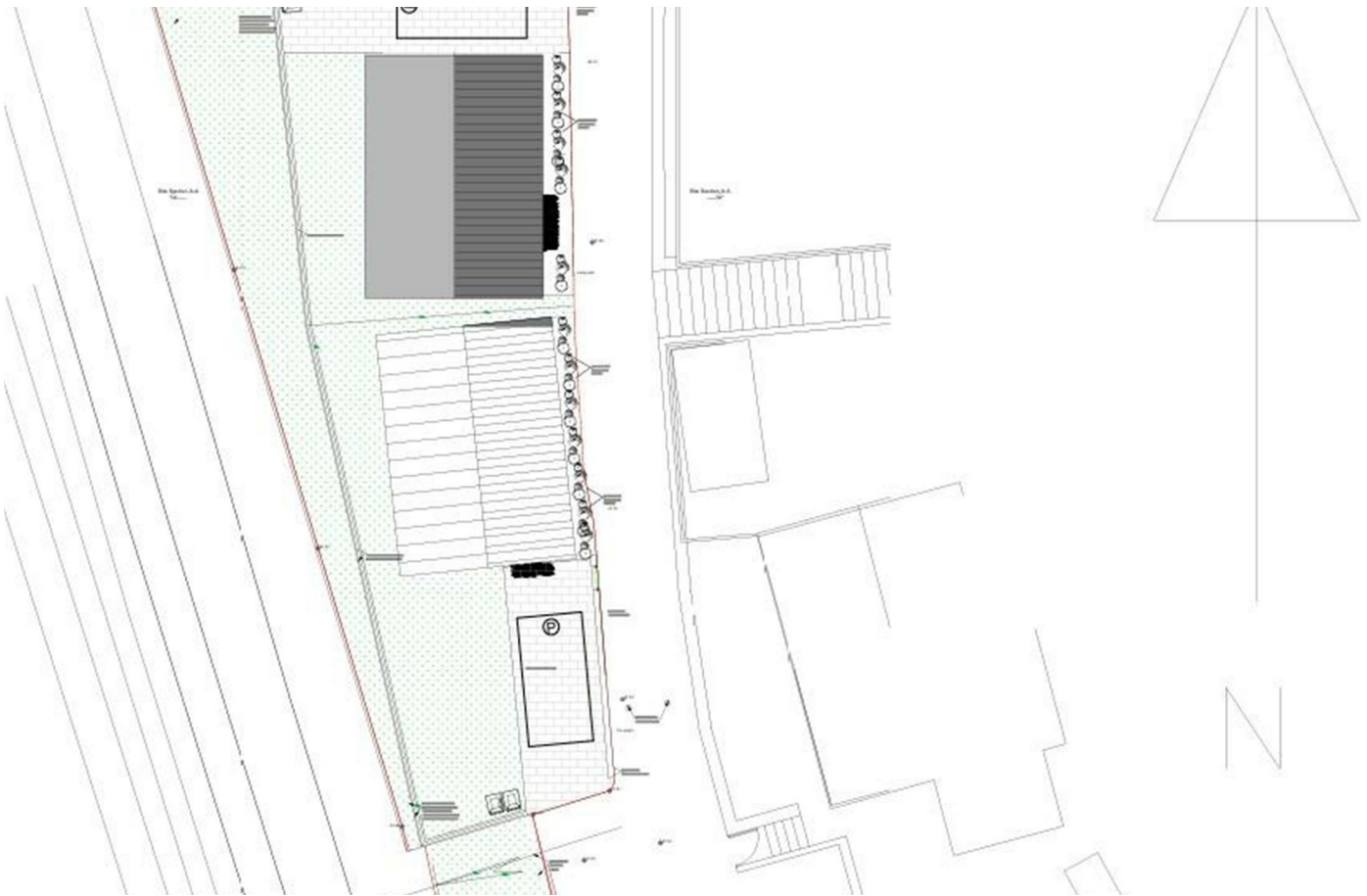




Church Lane,  
Bulwell, Nottingham  
NG6 9AD

**£175,000 Freehold**



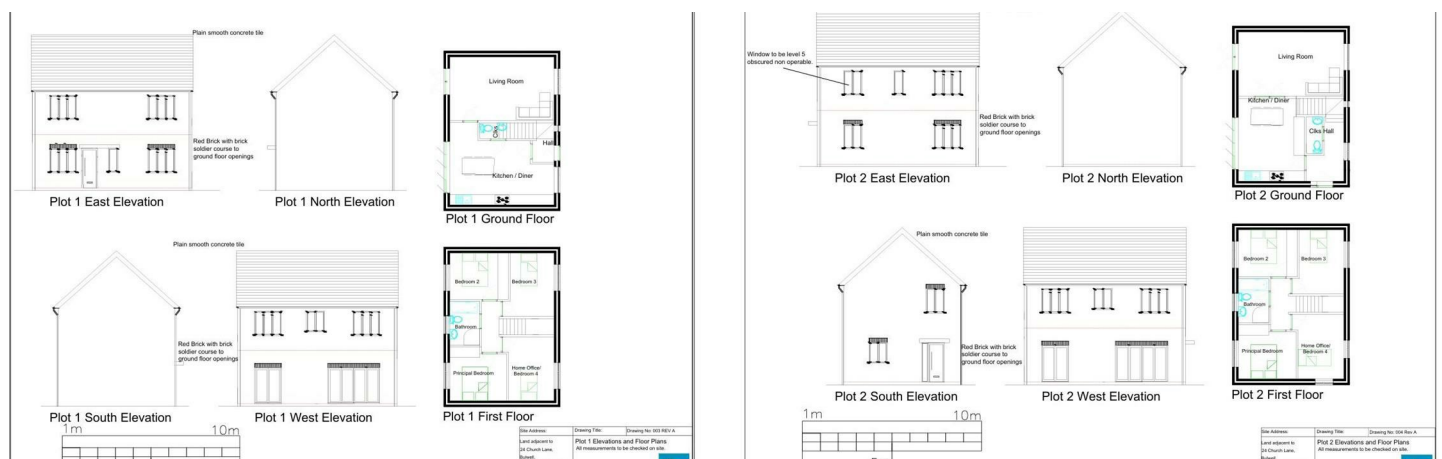
## LAND FOR SALE WITH PLANNING FOR TWO DETACHED HOMES – READY TO DEVELOP

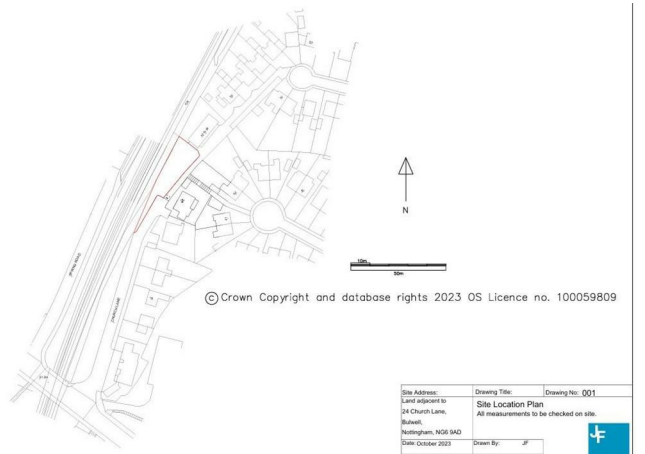
An exciting opportunity to acquire a prime development plot in the heart of Bulwell, a thriving market town just ten minutes from Nottingham City Centre. With excellent transport links, including direct tram, train, and bus connections, as well as easy access to the M1, this location is perfect for commuters and families alike.

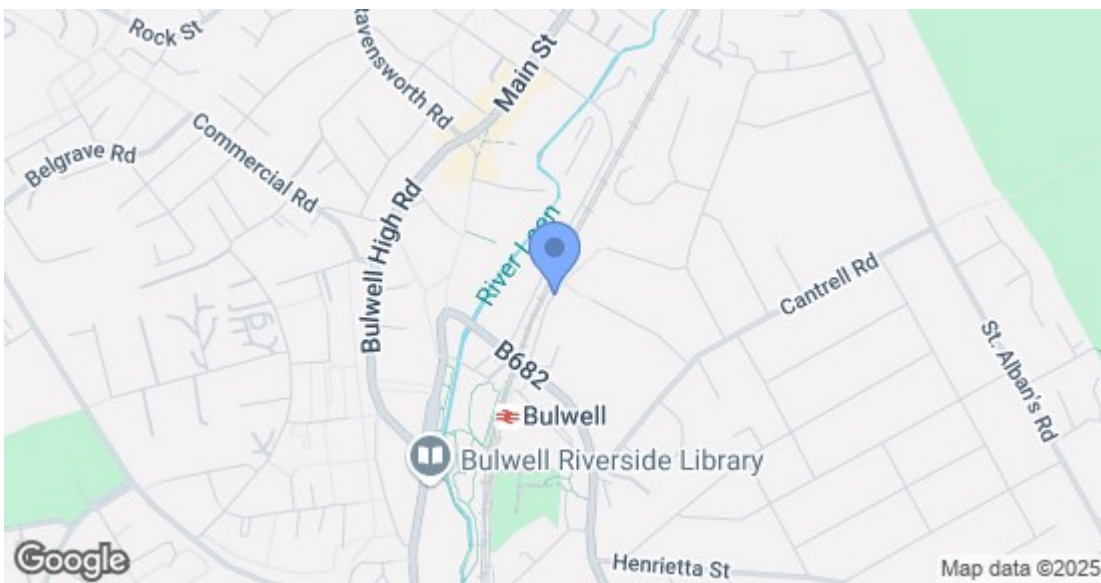
Planning permission has been granted for two substantial four-bedroom detached homes (Ref: 23/01843/PRES4 – PP-12560454), offering a rare chance to develop high-quality residences in an area with strong demand for family housing. The site already benefits from drainage connections, with quotes in place for gas, electricity, and water, allowing a seamless start to the build.

Bulwell offers a range of local amenities, including supermarkets, independent shops, and a bustling market, as well as excellent schools and nearby green spaces. This well-positioned plot presents a fantastic investment opportunity in a popular and well-connected location.

For further details or to arrange a discussion with the vendor, contact Robert Ellis today.







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.