



599 Mapperley Plains,  
Mapperley, Nottingham  
NG3 5RX

**£550,000 Freehold**

A truly rare opportunity to create your very own Grand Designs home in one of Nottingham's most desirable locations. Tucked away off a private road and surrounded by open countryside, this substantial plot comes with planning permission granted for an impressive, architect-designed five-bedroom detached residence.

Currently occupied by a spacious three-bedroom detached bungalow offering three reception rooms, the plot provides the perfect blank canvas to build a one-off, contemporary home that maximises the stunning rural views and peaceful setting.

The location offers the best of both worlds — countryside walks are right on your doorstep, yet the vibrant "Mapperley Top" shopping parade is only a short distance away, offering a range of independent cafés, bars, restaurants, and shops. Arnold town centre is also close by, with larger supermarkets including Sainsbury's and Asda. For leisure, healthcare, and sport, there are several local pubs, restaurants, healthcare facilities, the Nuffield Gym, and Mapperley Golf Club, which is situated just next to the development. Nottingham city centre is easily accessible for a wider range of amenities and highly regarded schools, including the Nottingham High Schools and other excellent local schooling options.

Offered to the market with no upward chain, this is an exceptional and exciting opportunity to create something truly special in a fantastic setting.

Contact the office to arrange your viewing today.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.