



Devon Drive  
Sherwood, Nottingham NG5 2EN

23 BEDROOM FREEHOLD INVESTMENT  
OPPORTUNITY

**Asking Price £925,000 Freehold**





A rare opportunity to acquire a substantial and versatile property in the highly sought-after area of Sherwood. Located on Devon Drive, this impressive 23-bedroom building offers extensive accommodation arranged over four floors and presents excellent potential for continued use as a care facility, supported living accommodation, HMO, or redevelopment, subject to the necessary consents.

The property is currently vacant but remains fully furnished. The ground floor features a welcoming dining room, a large industrial kitchen, comfortable seating areas, and direct access to both the car park and a pleasant enclosed garden. Across the upper floors are resident bedrooms, each with a personal sink and several with en-suite facilities. The second floor includes two self-contained flats, providing additional flexibility for staff accommodation or independent living.

There are also a number of ancillary rooms throughout the building, including staff rooms, storage spaces, shower and wash rooms, and boiler rooms, offering all the necessary facilities for operational or residential use.

Set in a desirable residential location, the property benefits from easy access to Sherwood's shops, amenities, and transport links, while being only a short distance from Nottingham city centre.

This is a unique opportunity to acquire a large, well-maintained building with a range of potential uses in an excellent location. Early viewing is strongly recommended to appreciate the scale, flexibility, and potential of this exceptional property.



Ground Floor

Entrance Lobby  
Wall mounted radiator, fire alarm control panel, door leading through to the lounge, door leading through to the hallway.

Lounge  
27'2" x 23'3" approx (8.3 x 7.10 approx)  
Window, laminate flooring, two fireplaces, UPVC double glazed window to the reception room, door leading through to the reception room.

Reception Room  
18'0" x 10'2" approx (5.5 x 3.1 approx)  
Panelling to the wall, laminate flooring, wall mounted radiator, integrated storage unit, opening through to the dining room, opening through to further reception room/utility space, door to storage, door to the office, door to the kitchen.

Reception Room/Utility Space  
9'6" x 9'10" approx (2.9 x 3.0 approx)  
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, window, laminate flooring, door to office.

Office 1  
9'2" x 11'1" approx (2.8 x 3.4 approx)  
Panelling to the wall, window, wall mounted radiator, door to the hallway.

Storage Room  
8'2" x 5'6" approx (2.5 x 1.7 approx)  
Window, laminate flooring, base units with worksurfaces over, window to the reception room.

Office 2  
9'6" x 8'2" approx (2.9 x 2.5 approx)  
Two windows, panelling to the walls, window to the reception room, carpeted flooring.

Kitchen  
10'2" x 11'9" approx (3.1 x 3.6 approx)  
Window, tiling to the walls, wall storage cabinets, space and point for a cooker, extractor hood over, industrial units with a double sink and drainer unit, additional hand wash basin, door leading to the rear garden, door to storage.

Storage  
8'2" x 3'11" approx (2.5 x 1.2 approx)  
Space and point for two fridge freezers, shelving providing useful additional storage, window, part tiling to the walls.

Dining Room  
13'5" x 18'8" approx (4.1 x 5.7 approx)  
Window, door leading to the rear garden, wall mounted radiators, laminate flooring, door leading to the hallway, door to the sitting room, window to the lounge, opening through to the reception room.

Sitting Room  
10'9" x 12'9" approx (3.3 x 3.9 approx)  
Tiled flooring, wall mounted radiator, coving to the ceiling.

Hallway  
Laminate flooring, under stairs storage cupboard, doors leading off to:

Bedroom  
19'0" x 17'8" approx (5.8 x 5.4 approx)  
Carpeted flooring, window, wall mounted radiator, door to en-suite shower room.

En-Suite  
5'6" x 5'2" approx (1.7 x 1.6 approx)  
Wet room style shower room with electric shower, WC, hand wash basin, extractor fan.

WC  
3'3" x 5'6" approx (1.0 x 1.7 approx)  
WC, laminate flooring, handwash basin, tiled splashbacks.

Hallway  
Tiled flooring, carpeted staircase to the first floor landing, door to the sitting room, door to bedroom, door leading out to the front of the property.

Bedroom  
13'1" x 12'5" approx (4.0 x 3.8 approx)  
Laminate flooring, wall mounted radiator, window, door to the en-suite WC.

En-Suite  
5'2" x 2'7" approx (1.6 x 0.8 approx)  
WC, handwash basin with storage cupboard, extractor fan.

Hallway  
Laminate flooring, access to the lift, staircase leading to the first floor landing, door leading through to the hallway.

Hallway  
Laminate flooring, door leading through to office 1, doors leading off to:

Bedroom  
11'1" x 14'5" approx (3.4 x 4.4 approx)  
Window, laminate flooring, wall mounted radiator, built-in wardrobe, dado rail, door to the en-suite WC.

En-Suite  
2'7" x 6'10" approx (0.8 x 2.1 approx)  
WC, handwash basin, tiling to the walls, extractor fan.

Sluice Room  
5'10" x 4'7" approx (1.8 x 1.4 approx)

WC  
4'3" x 12'9" approx (1.3 x 3.9 approx)  
Doors to two separate WC's, handwash basin, window, wall mounted radiator.

Bedroom  
9'6" x 12'9" approx (2.9 x 3.9 approx)  
Laminate flooring, wall mounted radiator, handwash basin, window.

Bedroom  
12'9" x 9'6" approx (3.9 x 2.9 approx)  
Laminate flooring, wall mounted radiator, handwash basin, window.

Bedroom  
12'9" x 9'6" approx (3.9 x 2.9 approx)  
Laminate flooring, wall mounted radiator, handwash basin, window.

Bedroom  
10'5" x 12'9" approx (3.2 x 3.9 approx)  
Laminate flooring, wall mounted radiator, handwash basin, window.

Shower Room  
12'9" x 9'10',6'6" approx (3.9 x 3.2 approx)  
Wet room style shower room with mains fed shower, wash hand basin, WC, window, extractor fan.

Rear Lobby  
Wall mounted radiator, carpeted staircase leading to the first floor landing, staircase leading to the basement.

Basement

Basement Lobby  
Carpeted flooring, wall mounted radiator, door leading out to the car park, door to the hallway.

Hallway  
Laminate flooring, doors leading off to:

Shower Room  
10'5" x 12'9" approx (3.2 x 3.9 approx)  
Wet room style shower room with mains fed shower, wash hand basin, WC, window, extractor fan.

Bedroom  
12'9" x 20'8" approx (3.9 x 6.3 approx)  
Laminate flooring, wall mounted radiators, window, dado rail, door to en-suite bathroom.

En-Suite Bathroom  
5'6" x 8'6" approx (1.7 x 2.6 approx)  
Panelled bath, WC, handwash basin, extractor fan, tiled splashbacks.

Bedroom  
9'6" x 12'9" approx (2.9 x 3.9 approx)  
Laminate flooring, wall mounted radiator, handwash basin, window.

Bedroom  
12'9" x 9'6" approx (3.9 x 2.9 approx)  
Laminate flooring, wall mounted radiator, handwash basin, window.

Office  
12'9" x 9'6" approx (3.9 x 2.9 approx)  
Laminate flooring, window, wall mounted radiator.

Rear Hallway  
Laminate flooring, electrical cupboards, doors leading off to:

Garden Room  
Door leading out to the garden, door to storage room.

Storage Room  
10'5" x 9'6" approx (3.2 x 2.9 approx)  
Door to further storage space.

Storage Space  
3'3" x 6'2" approx (1.0 x 1.9 approx)

Storage Room  
12'5" x 13'1" approx (3.8 x 4.0 approx)  
Laminate flooring, shelving providing useful additional storage.

Hallway  
Access to the lift, staircase leading to the ground floor, two storage cupboards.

Storage Cupboard  
7'6" x 3'11" approx (2.3 x 1.2 approx)  
Water mains shut off valve.

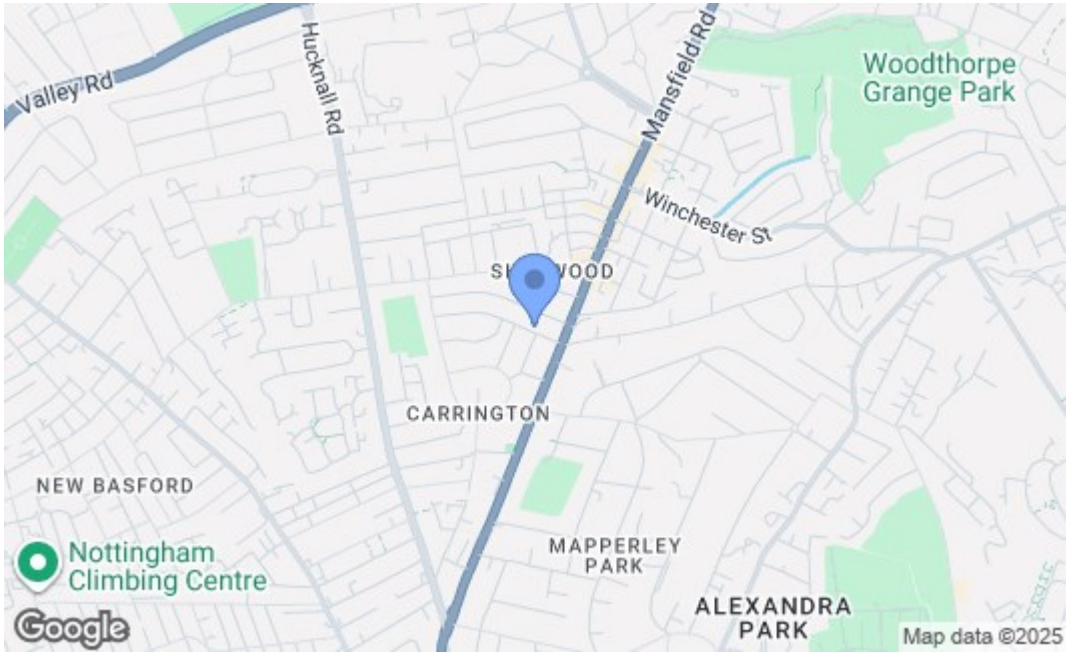
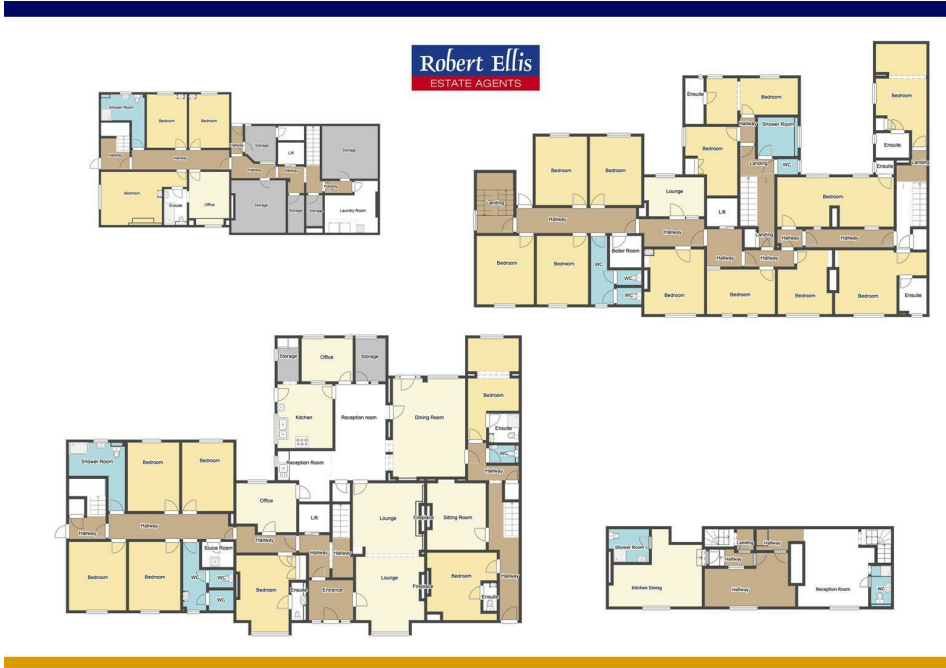
Storage Cupboard  
8'10" x 3'11" approx (2.7 x 1.2 approx)  
Extractor fan.

Hallway  
Electrical consumer unit, door to the laundry room, door to the storage room.

Storage Room  
13'5" x 12'5" approx (4.1 x 3.8 approx)







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		
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.