



Coventry Lane  
Bramcote, Nottingham NG9 3GJ

**£550,000 Freehold**



Nestled in a mature garden plot of nearby half an acre and within Greenbelt, sits this substantial two storey detached house with full planning permission passed to extensively re-model and re-develop into a striking four bedroom detached family residence.

The current property offers spacious family accommodation with three reception rooms and three double bedrooms and is very much in a liveable condition. However, now with granted planning permission to construct two front, side and rear extensions, alterations to the elevations and roof shape, transforming the appearance and useable space into a stylish, one-off luxury home.

Situated is a mature garden plot, nestled in Greenbelt yet extremely conveniently located for families and commuters alike on the borders of Bramcote and Wollaton, giving ease of access to Nottingham city centre, Queen's Medical Centre, Nottingham University, schools for all ages and many local amenities found in Wollaton and also the bustling town centre of Beeston, which is only a couple of miles away. The property is also situated within easy reach of either Junction 25 or 26 of the M1 motorway, offering fantastic long distance commutability.

The proposed new residence has been designed to accommodate growing family needs, with features including a stunning reception hallway with double height ceiling, offering an abundance of light, and a sweeping staircase leading to the first floor.

The proposal gives up to five reception rooms with plans to provide a cinema room, study, as well as family space with a sitting room, semi-open plan kitchen dining and family space, great for socialising and entertaining.

The first floor accommodation is also extremely impressive with a large landing, roof lights and balcony, streaming an abundance of natural light. This central area gives access to the bedrooms, all generous doubles and the principal bedroom suite having a walk-in wardrobe, dressing area and substantial en-suite bathroom. Bedrooms two and three both have shower rooms with bedroom four having it's own bathroom.

This is an extremely exciting opportunity for families and individuals looking to create their own Grand Design. Offered for sale with NO UPWARD CHAIN, the property is currently occupied and therefore we politely ask any interested party to respect our clients' privacy and not visit the site without an appointment.



## CURRENT ACCOMMODATION

### HALLWAY TO THE FIRST FLOOR

#### LOUNGE

13'11" x 14'0" (4.25 x 4.27)

#### FAMILY ROOM

13'10" x 11'11" (4.24 x 3.65)

#### GARDEN ROOM

12'7" x 15'5" (3.84 x 4.72)

#### KITCHEN

13'11" x 10'2" (4.26 x 3.11)

#### SIDE ENTRANCE/UTILITY

8'3" x 10'2" (2.52 x 3.11)

#### FIRST FLOOR LANDING

Doors to bedrooms, box room and bathroom.

#### BEDROOM ONE

13'11" x 14'0" (4.25 x 4.28)

#### BEDROOM TWO

10'6" x 11'10" (3.22 x 3.63)

#### BEDROOM THREE

8'3" x 10'7" (2.53 x 3.24)

#### BOX ROOM

6'4" x 3'5" (1.94 x 1.05)

#### FAMILY BATHROOM

10'8" x 5'9" (3.27 x 1.76)

#### SEPARATE WC

#### OUTSIDE

The property is situated to one corner of a large triangular plot of just under half an acre and set back from the road with a driveway providing parking for several vehicles. The gardens wraparound the property and are mature with lawns, various trees and shrubs.

#### GARAGE

17'11" x 9'0" (5.48 x 2.76)

Brick construction with pitched tiled roof.

## LEAN-TO STORE

6'5" x 9'4" (1.96 x 2.87)

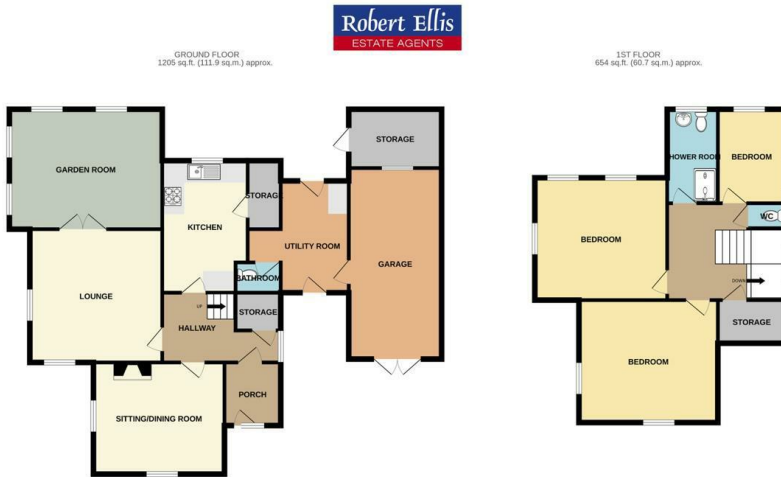
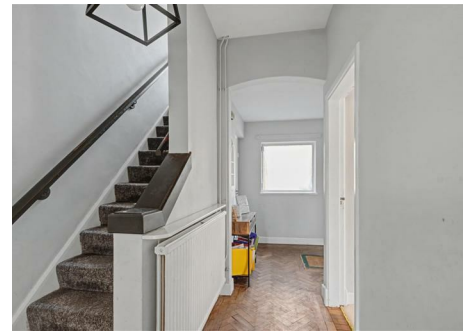
## SERVICES

Mains electric and mains gas are provided to the dwelling. The drainage system is by way of a septic tank.

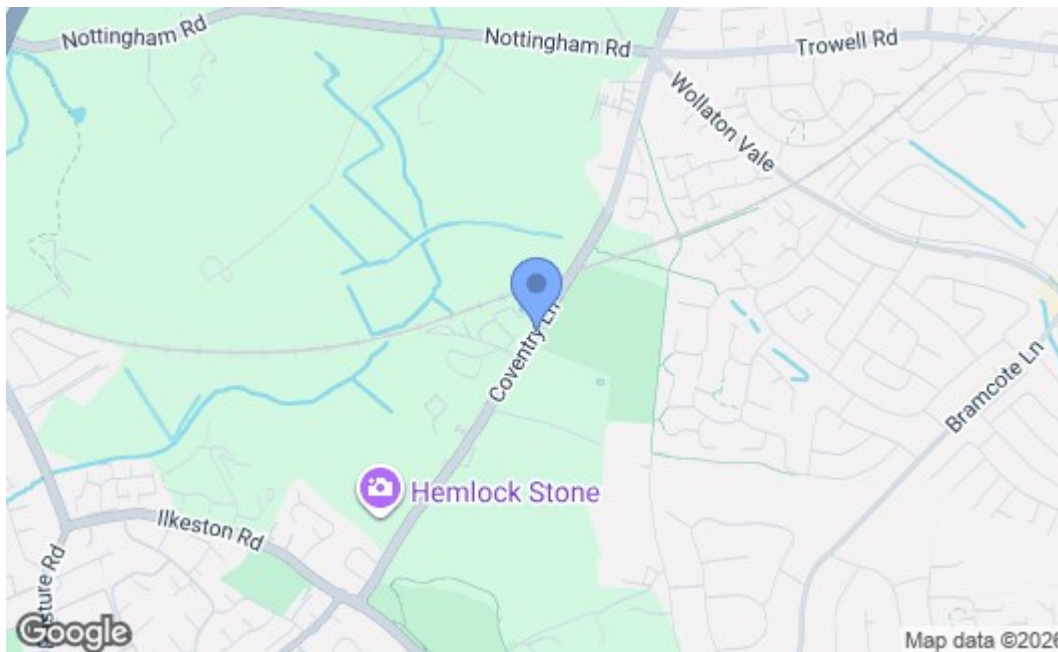
## PLANNING PERMISSION

Planning permission was granted on 9th February 2026 by Broxtowe Borough Council file ref. 25/00907/FUL. The proposal is to construct two storey front, rear and side extensions, alterations to elevations and roof shape. All documents can be viewed by visiting the Local Authority Planning Page or can be supplied by the Selling Agent upon request. We understand that there is a development clause in place, but this is in relation to additional development, not for extension/development of the existing building.





**TOTAL FLOOR AREA:** 1859 sq.ft. (172.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Netplan 02/20



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.