Robert Ellis

look no further...







Mapperley Rise
Sherwood, Nottingham NG3 5GE

PLOT WITH THE BENEFIT OF GRANTED PLANNING PERMISSION FOR A NEW DWELLING

Offers Over £90,000 Freehold



*** OFFERS OVER £90,000 - BUILDING PLOT AVALIABLE***

AN INTERESTING OPPORTUNITY HAS ARISEN TO PURCHASE A SINGLE BUILDING PLOT WITH PLANNING CONSENT A TWO BEDROOM HOUSE ABOVE AN EXISITNG GARAGE.

Land at 39 Mapperley Rise, Sherwood, Nottingham.

Planning permission was granted on 14th December 2023 Planning Reference No. 23/00873/PFUL3 where documents and drawings can be found as to the detailing of the new dwelling.

Sherwood is a highly sought-after residential area located just north of Nottingham's city centre. Known for its stunning Victorian and Edwardian architecture, bustling high street, and excellent schools. It offers a peaceful and exclusive setting for those seeking a luxurious lifestyle. The area boasts a range of properties, from grand period homes to modern apartments, all within easy reach of local amenities and excellent transport links. With its rich history and beautiful surroundings, Mapperley is truly a unique location to call home.

This opportunity is ideal for small developers as well as self-builders looking to create their own property.





Entrance/Driveway
Double gated entrance from Mapperley Rise, stone and gravelled driveway for multiple cars, access to the garage.

Garage
13'4" x 20'4" approx (4.081 x 6.208 approx)
Double garage with up and over door to the front elevation, power and lighting.

Land
Steps leading to the lawned land space.

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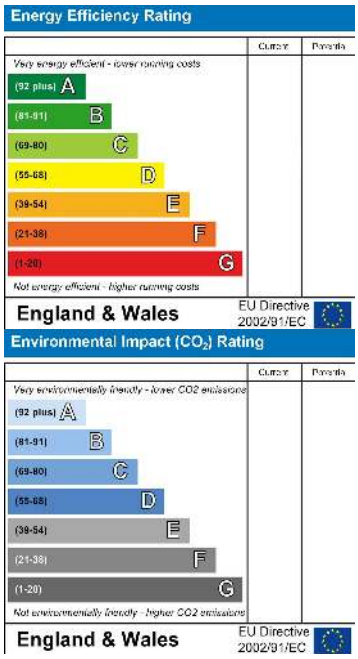












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.