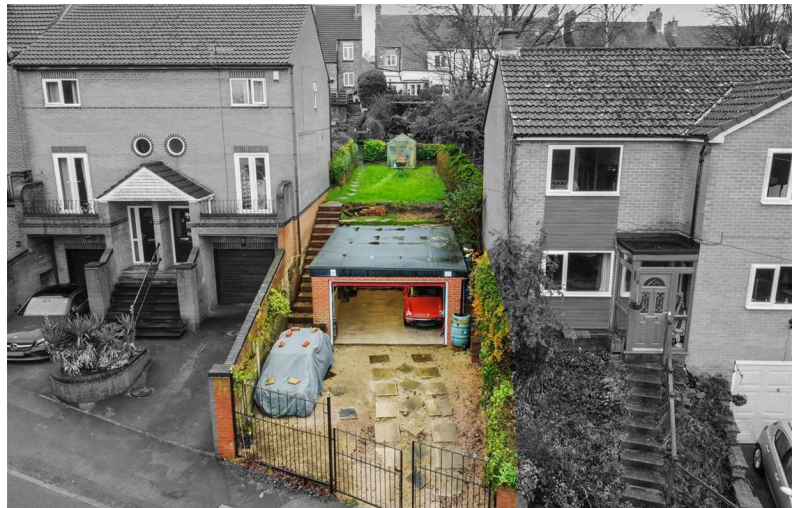


Robert Ellis

look no further...



Mapperley Rise
Sherwood, Nottingham NG5 3GE

Offers Over £90,000 Freehold

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

0115 648 5485



/robertellisestateagent



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

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.

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.





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 ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.