



**Langdale Road
Bakersfield, Nottingham NG3 7FD**

Guide Price £105,000 Freehold

INDIVIDUAL FREEHOLD RESIDENTIAL
DEVELOPMENT PLOT



IMPORTANT NOTICE – EXISTING BUILDING WORKS AND SEPARATE PROPOSED PLANS

PLEASE NOTE THAT THE BUILDING WORKS ALREADY COMMENCED ON SITE DO NOT RELATE TO THE PLANS ATTACHED TO THIS MARKETING. THE ATTACHED PLANS REPRESENT A SEPARATE, NEW PROPOSED DEVELOPMENT SCHEME AND SHOULD NOT BE CONFUSED WITH THE EXISTING CONSTRUCTION.

Robert Ellis Estate Agents are pleased to bring to the market this interesting freehold residential development opportunity situated on Langdale Road, Bakersfield, Nottingham, within an established residential area.

The site comprises an individual building plot with frontage directly onto Langdale Road, where building works have previously commenced. Prospective purchasers should be aware that the existing foundations and partially constructed structure relate to a different scheme from the plans included within these particulars.

The site has also previously benefited from planning permission granted by Nottingham City Council on 11 February 2021, under application reference 20/02451/PFUL3, for the construction of a contemporary three-bedroom detached dwelling.

The plans illustrated within the marketing show a proposed two-storey property comprising an entrance hallway, WC and spacious open-plan kitchen, dining and living area to the ground floor, with three bedrooms and bathroom facilities to the first floor.

The proposed design incorporates contemporary elevations, modern materials, off-road parking and an attached carport.

The plot represents an excellent opportunity for a builder, developer or self-build purchaser looking to create an individual detached home in a well-established Nottingham location.

Prospective purchasers are strongly advised to make their own enquiries with Nottingham City Council regarding the current planning status, the existing works and any permissions required to proceed with either scheme.



PLANNING PERMISSION

The property comes with the benefit of planning permission previously granted on 11th February 2021 for the erection of a contemporary three bedroom detached dwelling, with open plan living accommodation, driveway and attached carport, under planning reference 20/02451/PFUL3. Further details and documents can be found within the online listing and via the Nottingham City Council Planning Portal.





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.