Robert Ellis

look no further. . .







Trowell Moor
Trowell, Nottingham NG9 3PQ

A PLOT OF LAND WITH DILAPIDATED TWO BEDROOM BUNGALOW.

For Sale By Informal Tender



A rare and almost unique opportunity has arisen to purchase a plot of land of 7.9 acres (3.20 hectares) with a dilapidated two bedroom bungalow.

Nestled in Green Belt and situated off the beaten track some way off the A609 Nottingham Road, where a shared lane leads to the homestead The enclosed parcel of land has a central area of grassland flanked by a dense wooded area to three sides.

The single storey dwelling sits to the entrance point to the plot in the North corner. The building offers approximately 1100sqft (102sqm) of internal space which is currently uninhabitable and requires a substantial program of modernisation and improvement including remedial works.

Ample parking is provided in front of the bungalow, with an additional storage area and garage to one side, again, this requires remedial works.

With the illusion of being isolated, Potters Plantation is actually conveniently situated on the edge of the suburban village of Trowell and just off the A609 which links to Nottingham city centre, approximately 5 miles away. The nearby towns of Beeston, Ilkeston and Stapleford offer a good variety of shops and facilities, and schooling can be found nearby in both Wollaton and Bramcote.

Offering enormous potential, there is some scope for re-development of the main dwelling, but interested parties must be aware that it does sit in Green Belt and therefore there are limits around size and what is permitted. We recommend that any intending purchaser makes their own enquiries to the Local Authority.

Coupled with the land, the building could make an ideal sanctuary for those looking to adopt "The Good Life" and this small holding may be ideal.

Due to access constraints and to avoid disturbance of the neighbouring dwellings, viewing is strictly by prior telephone appointment.





FOR SALE BY INFORMAL TENDER
For sale by informal tender.
All offers must be received in writing by Midday on Wednesday 21st October.
Offers are to be emailed to: stapleford@robertellis.co.uk and MUST CONTAIN THE FOLLOWING:
• Best offer. No further offers will be considered.
• Funding. How do you intend to fund the purchase. Please attach proof of funds, the offer will not be considered without this.
• Full name of buyer(s) If a company all directors names.
• Conveyancing solicitors contact details
• Any conditions

ACCESS
The property and land is accessed from a shared private farm track located off Nottingham Road. THE ACCESS IS SHARED WITH OTHER PROPERTIES. PLEASE RESPECT THIS AND DO NOT VISIT WITHOUT AN APPOINTMENT AS TO DO SO WILL BE TRESPASSING.

THE PROPERTY
The property is a single storey dwelling of approximately 102sqm of internal space arranged as follows:

ENTRANCE PORCH

HALLWAY
12'2" x 7'11" (3.72 x 2.42)

LOUNGE
17'1" x 13'6" (5.22 x 4.12)
Double doors leading to snug.

KITCHEN
13'6" x 13'4" reducing to 9'8" (4.13 x 4.07 reducing to 2.95)
Door leading to lean-to.

SNUG
9'11" x 7'11" (3.04 x 2.42)
Double doors leading to side porch.

SIDE PORCH
16'0" x 8'3" (4.9 x 2.54)
Door leading to the side elevation.

BEDROOM ONE
11'11" x 9'9" (3.65 x 2.98)
No suspended floor.

BEDROOM TWO
12'1" x 9'9" (3.69 x 2.98)
No suspended floor.

BATHROOM
8'11" x 8'10" (2.73 x 2.70)
No sanitary fittings and no suspended floor.

OUTSIDE
The land and property is approached initially by a farm gate where a track runs South-West to the perimeter of the plot with granted access to neighbouring land. To the top, North corner of the site is the dwelling which has an area of rough garden to the front and parking for several vehicles. To one side, is a brick constructed garage (in need of repair). To the rear of the property is an area of garden somewhat overgrown, with outbuildings and greenhouse. Adjacent to the garden plot is an area of open storage. In the centre of the main plot is an area of rough grassland which is approximately 2.5 acres. This is flanked to three sides by a heavy wooded plantation.



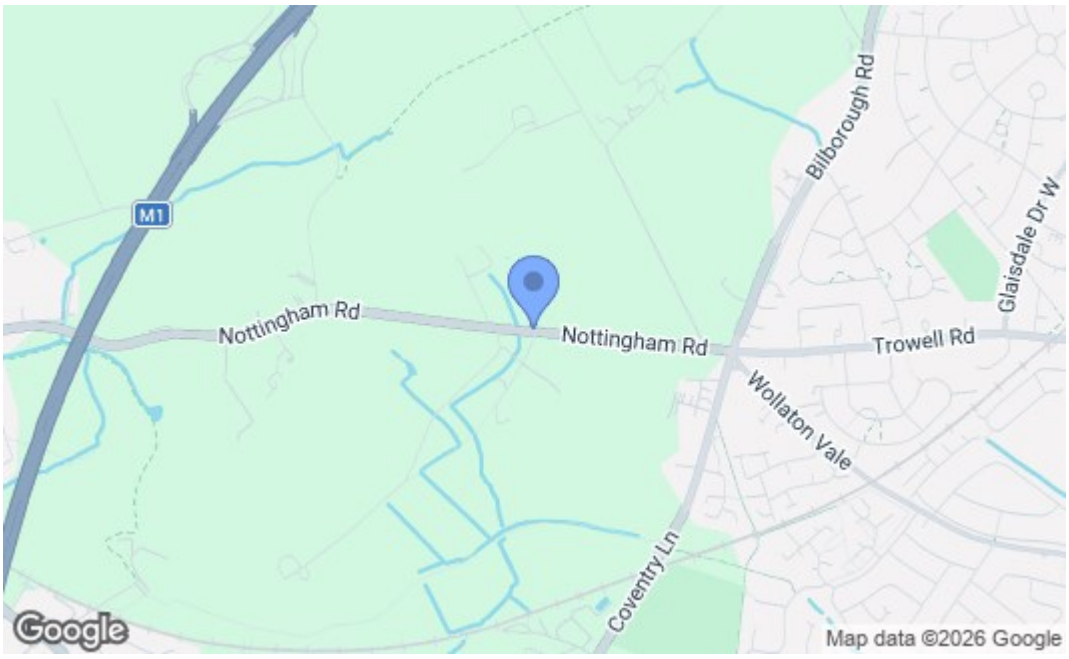


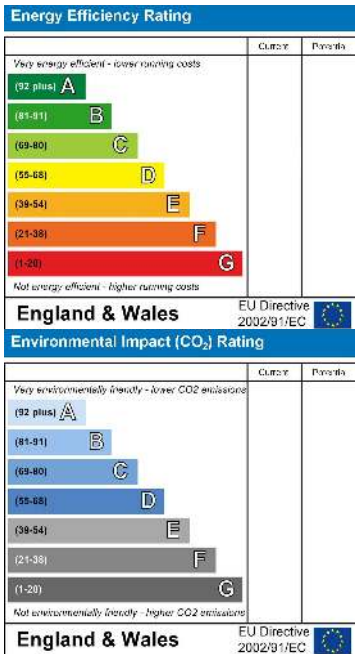












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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