



£600,000

GUIDE PRICE

NOTTINGHAM ROAD
BURTON JOYCE

- TUCKED AWAY
- RIPE FOR DEVELOPEMENT
- PLANNING PERMISSION GRANTED
- SHARED PRIVATE DRIVEWAY
- VILLAGE LOCATION
- LARGE MATURE PLOT



Unique Renovation and Self-Build Opportunity in Burton Joyce

AN EXCITING OPPORTUNITY AWAITS FOR THOSE INTERESTED IN BOTH RENOVATION AND NEW DEVELOPMENT.

THIS PROJECT OFFERS THE CHANCE TO NOT ONLY REFURBISH AN EXISTING PROPERTY BUT ALSO TO REDEVELOP THE LAND TO CREATE A 'SELF-BUILD' SINGLE DWELLING OF APPROXIMATELY 178M². PLANNING PERMISSION HAS BEEN GRANTED FOR A SINGLE-STOREY, CONTEMPORARY, AND ENERGY-EFFICIENT HOME, DISCREETLY LOCATED OFF NOTTINGHAM ROAD VIA A PRIVATE DRIVEWAY SHARED WITH TWO OTHER PROPERTIES. THE SECLUDED PLOT FEATURES MATURE BOUNDARY TREES, ENHANCING ITS PRIVACY.

THE NEW PROPERTY WILL FEATURE A KITCHEN DINER, WC AND CLOAK CUPBOARDS, A LIVING ROOM, AND THREE EN-SUITE BEDROOMS. MEANWHILE, THE EXISTING PROPERTY OFFERS VERSATILE ACCOMMODATION NEEDING FULL RENOVATION. IT INCLUDES AN ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN DINER, SHOWER ROOM, BATHROOM, AND AN EN-SUITE BEDROOM ON THE GROUND FLOOR. THE FIRST FLOOR COMPRISES A WC AND LOFT ROOMS. BURTON JOYCE, A SOUGHT-AFTER VILLAGE ON THE RIVER TRENT, BOASTS EXCELLENT TRANSPORT LINKS TO NOTTINGHAM CITY CENTRE VIA RAIL AND BUS. THE VILLAGE OFFERS AMENITIES SUCH AS A CO-OP, POST OFFICE, PUBLIC HOUSES/RESTAURANTS, DOCTORS, CHEMIST, DENTIST, AND A PRIMARY SCHOOL.

IF YOU ARE LOOKING TO PUT YOUR OWN STAMP ON SOMETHING, CALL US TODAY.

FOR MORE DETAILS, VISIT:

[HTTPS://PAWAM.GEDLING.GOV.UK/ONLINE-APPLICATIONS/APPLICATIONDETAILS.DO?ACTIVETAB=SUMMARY&KEYVAL=R6XI0IHLKUR00](https://pawam.gedling.gov.uk/online-applications/applicationdetails.do?activetab=summary&keyval=R6XI0IHLKUR00)

- FREEHOLD
- COUNCIL TAX; BAND G
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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