



# £600,000

GUIDE PRICE

NOTTINGHAM ROAD  
BURTON JOYCE

- TUCKED AWAY
- RIPE FOR DEVELOPEMENT
- SELF BUILD OPPORTUNITY
- SHARED PRIVATE DRIVEWAY
- VILLAGE LOCATION
- LARGE MATURE PLOT



# Unique Renovation and Self-Build Opportunity in Burton Joyce

AN EXCITING OPPORTUNITY TO REDEVELOP THE SITE, WITH PREVIOUS PLANNING PERMISSION GRANTED FOR A SELF-BUILD SINGLE DWELLING OF APPROXIMATELY 178M<sup>2</sup>. THE PERMISSION HAS SINCE EXPIRED, PROVIDING POTENTIAL FOR A RENEWED OR REVISED APPLICATION (SUBJECT TO CONSENT).

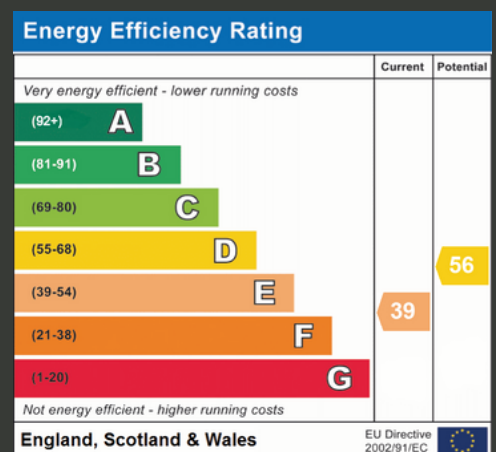
PLANNING PERMISSION WAS GRANTED FOR A SINGLE-STOREY, CONTEMPORARY AND ENERGY-EFFICIENT HOME, DISCREETLY LOCATED OFF NOTTINGHAM ROAD VIA A PRIVATE DRIVEWAY SHARED WITH TWO OTHER PROPERTIES. THE SECLUDED PLOT FEATURES MATURE BOUNDARY TREES, ENHANCING ITS PRIVACY.

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











Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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