



£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-BUILT SINGLE DWELLING OF APPROXIMATELY 178M². THE PERMISSION HAS SINCE EXPIRED, PROVIDING POTENTIAL FOR A RENEWED OR REVISED APPLICATION (SUBJECT TO CONSENT).

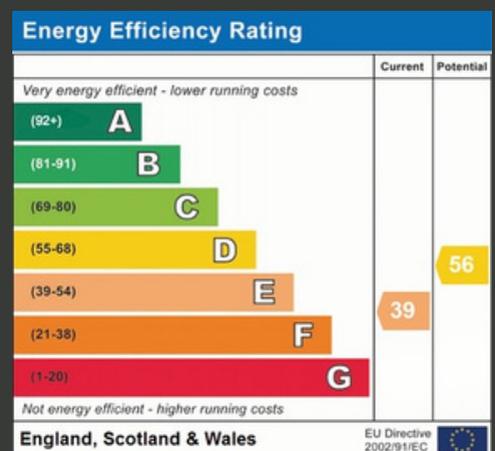
PLANNING PERMISSION WAS PREVIOUSLY GRANTED FOR A SINGLE-STOREY, CONTEMPORARY AND ENERGY-EFFICIENT HOME, DISCREETLY POSITIONED OFF NOTTINGHAM ROAD VIA A PRIVATE DRIVEWAY SHARED WITH TWO OTHER PROPERTIES. THE SECLUDED PLOT IS BORDERED BY MATURE TREES, PROVIDING A HIGH DEGREE OF PRIVACY. PLEASE NOTE THAT THIS PLANNING PERMISSION HAS NOW EXPIRED.

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.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

sales@lesleygreaves.co.uk