



0.3 ACRE PLOT WITH PLANNING TO BUILD AN ATTRACTIVE FOUR BEDROOM DETACHED HOUSE

LAND AT 28 CORDY LANE, BRINSLEY, NOTTINGHAM



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0.3 acre development plot ♦ planning permission approved ♦ planning for a four bedroom home ♦ footings in place for the garage ♦ water & electricity connected ♦ popular residential location ♦ south facing garden

Location

Brinsley is a north Nottinghamshire village situated approximately 11 miles from the city centre. The village is well placed for commuters with the A38, A610 and M1 motorway within a comfortable driving distance. Amenities within the village include a Post Office, pharmacy, a public house and a hair salon, with the nearby Brinsley Headstocks and Nature Reserve, formally the Colliery and Old Mineral Railway Line providing a pleasant recreational area. Brinsley Primary and Nursery School on Moor Road provide education to pupils within the area up to the age of 11.

Description

This 0.3 acre plot of land sits between two residential dwellings and has planning permission granted for a generous four bedroom detached family home with a detached double garage. Mains water, electricity and the footings to the garage are already in place, therefore, we understand that a new purchaser can begin building work from the previously approved plans with immediate effect, however we would advise buyers to consult Broxtowe Borough Council for clarity on this.



Planning is granted for a four bedroom detached family home, arranged over three storeys. The plans show a large basement room occupying a seating area and games room with the ground floor made up of a generous kitchen/diner with bifolds to the rear garden, a living room with bay window, a study to the front of the property, a utility and separate WC. The first floor plans include four double bedrooms and a family bathroom alongside two en-suite bedrooms with the master bedroom also benefiting a walk-in wardrobe.

Outside

The front aspect is to allow ample off-street parking in addition to a detached double garage whilst the rear of the property is to benefit a large, landscaped south facing rear garden. There are attractive, open views to the rear of the property, overlooking greenbelt land.

Planning

Full planning permission (reference 05/01086/FUL) was granted in 2006 by Broxtowe Borough Council for the construction of a detached dwelling. Details of the application can be obtained from Broxtowe Borough Council website www.broxtowe.gov.uk or from Savills upon request.

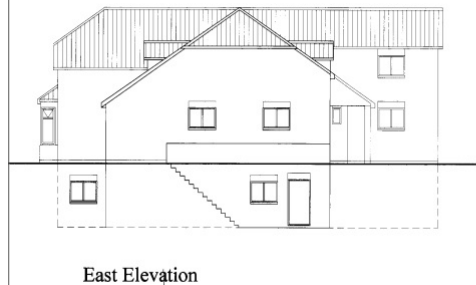
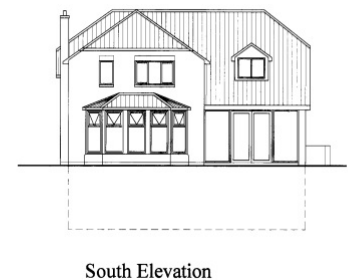
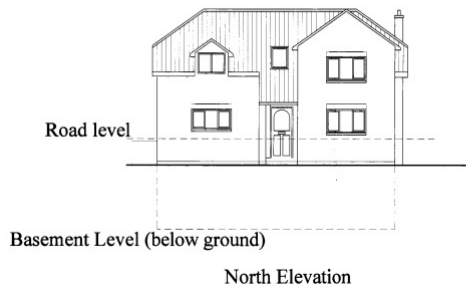
Tenure Freehold

Services Mains electricity and water are understood to be connected to the plot.

Viewing

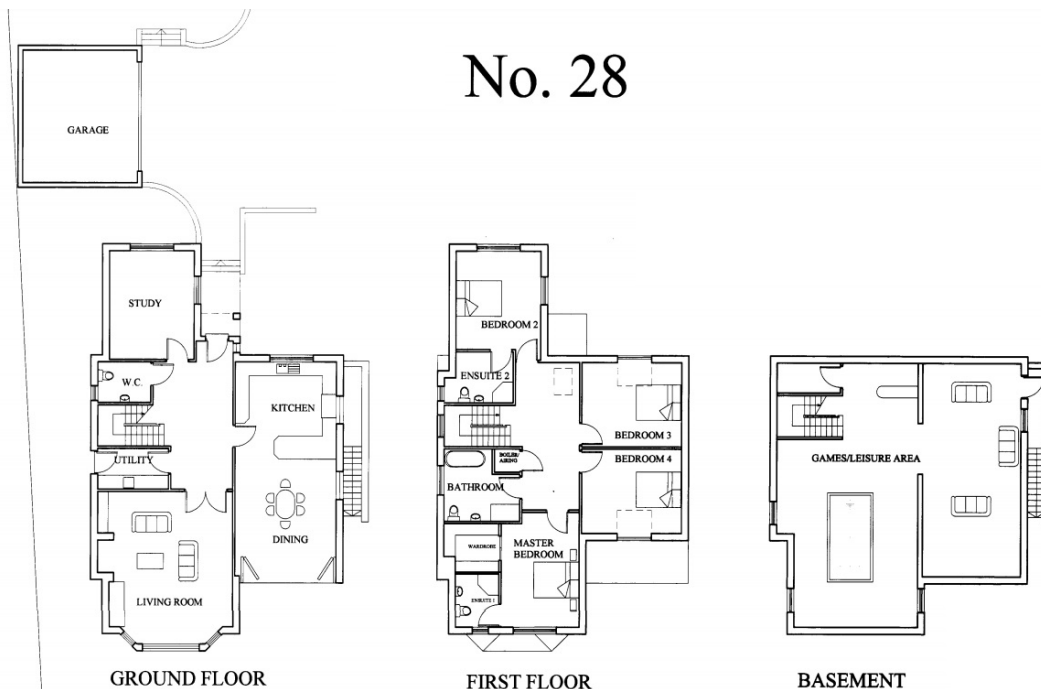
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Elevations



FLOORPLANS

No. 28



Floor Plans

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