

Land North Of 117 Morley Avenue, Mapperley Rise, Nottingham, NG3

Offers in excess of £100,000 - Freehold



Building plot of 0.039 acres • Sought after residential location • Planning granted for a 2 bed house • New dwelling arranged over 3 storeys • Approximately 900sq ft floor area • Garage with integral access

Local Information

Mapperley is a popular suburb of Nottingham, enjoying a bustling town centre, just 500m from the property with an abundance of national and independent retail stores and everyday amenities available. The property is well positioned for access into Nottingham city centre (2 miles to the south), from which the train station provides rail links to London St Pancras in 92 minutes.

About this property

This is a rare opportunity for a self-build project or builder to create a unique 2 bedroom detached house in a desirable residential location. The accommodation is to be arranged over three stories, with the ground floor holding an entrance hall, cloak room, an integral garage and an open plan kitchen family room to the rear of the property with bi-fold doors out.

To the first floor level there will be a double bedroom to the front aspect, enjoying sliding doors out to a balcony and a living room to the rear elevation, also with sliding doors leading out to an enclosed balcony.

The second floor will hold a further double bedroom to the front elevation, with a bathroom positioned to the rear aspect.

Outside

An integral garage to the front aspect provides secure vehicle and bin storage, whilst the rear of the property offers an enclosed, south facing courtyard garden.

Planning

Full planning permission (reference 21/02227/PFUL3) was granted in July of 2022 by Nottingham City Council for the construction of one detached two bedroom dwelling. Details of the application can be obtained from Nottingham City Council planning portal or from Savills upon request.

General information

Tenure

Freehold

Services

Mains electricity, gas, drainage and water are understood to be connected to the plot.

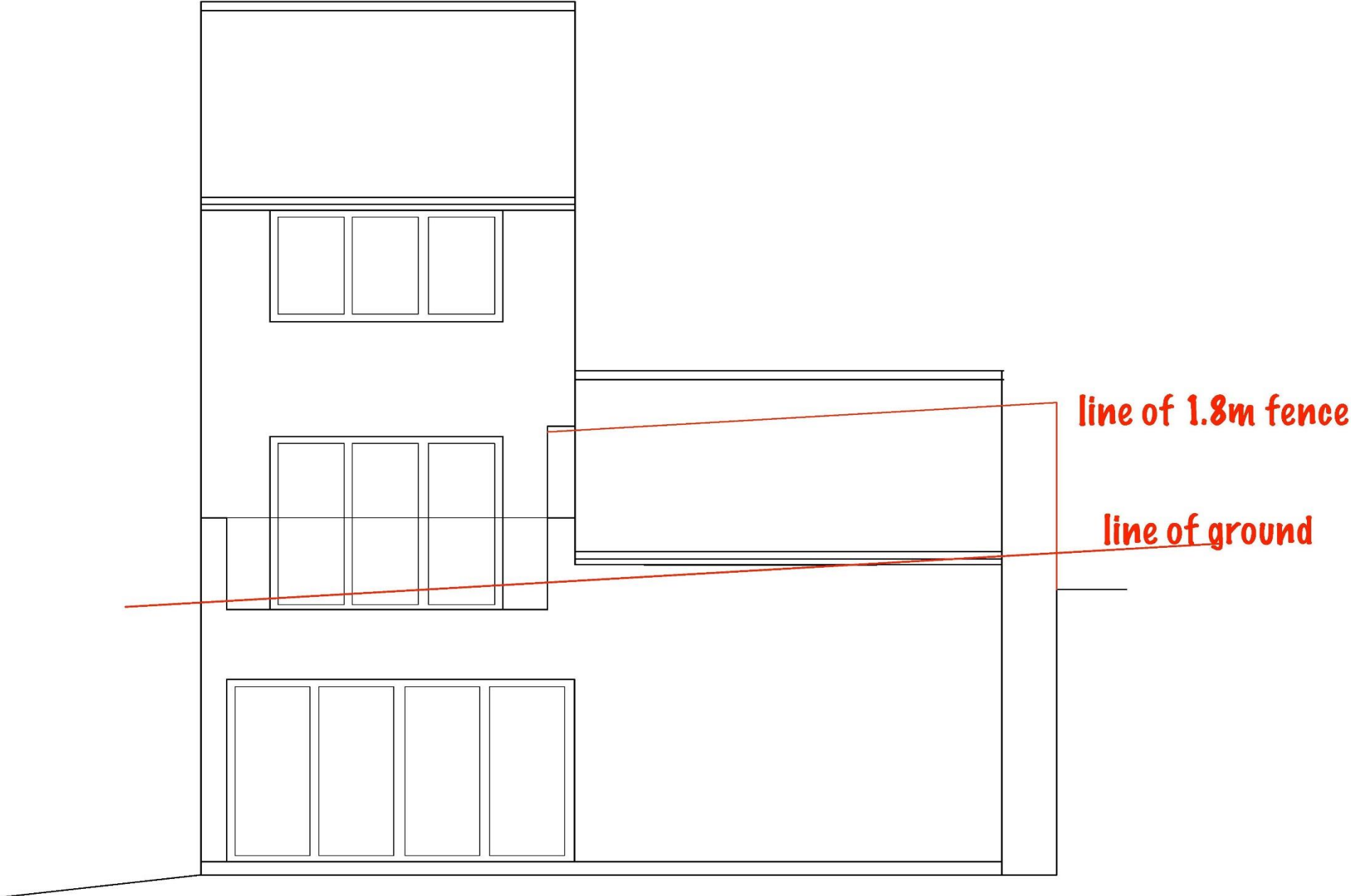
Viewing

Strictly by appointment with Savills Nottingham Office.
Telephone: +44 (0) 115 934 8020.

Front Elevation



Rear Elevation



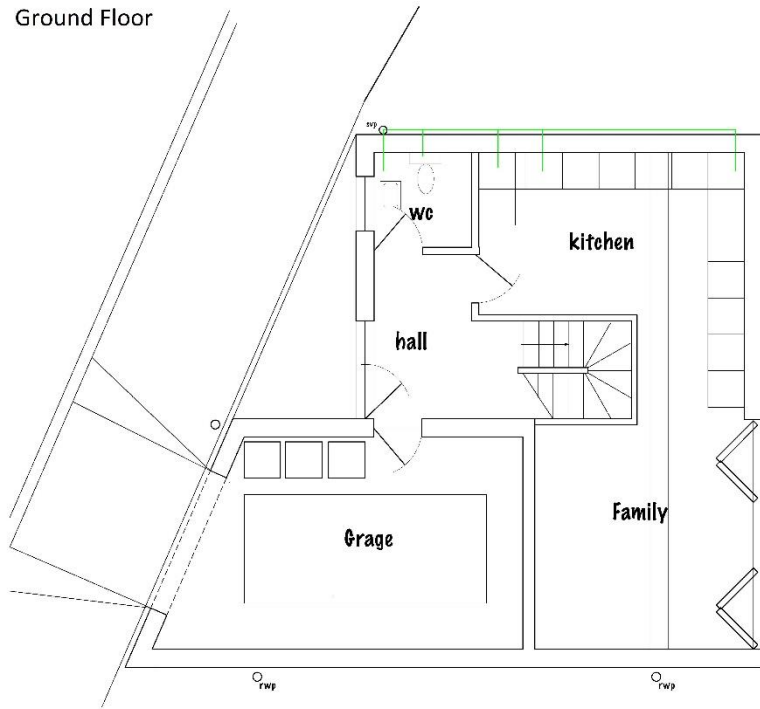
Mapperley Rise, Nottingham, NG3
Gross Internal Area 909 sq ft - 84.4 m²



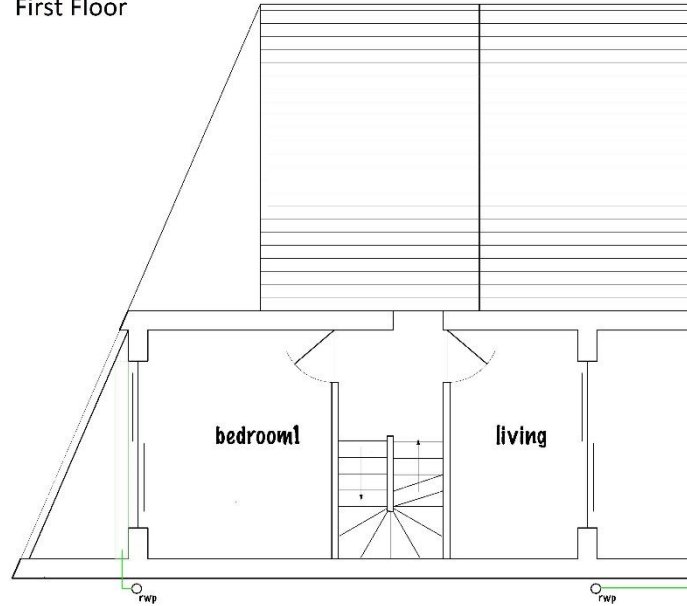
savills | savills.co.uk

Luke Billson
Nottingham
+44 (0) 115 934 8020
Luke.billson@savills.com

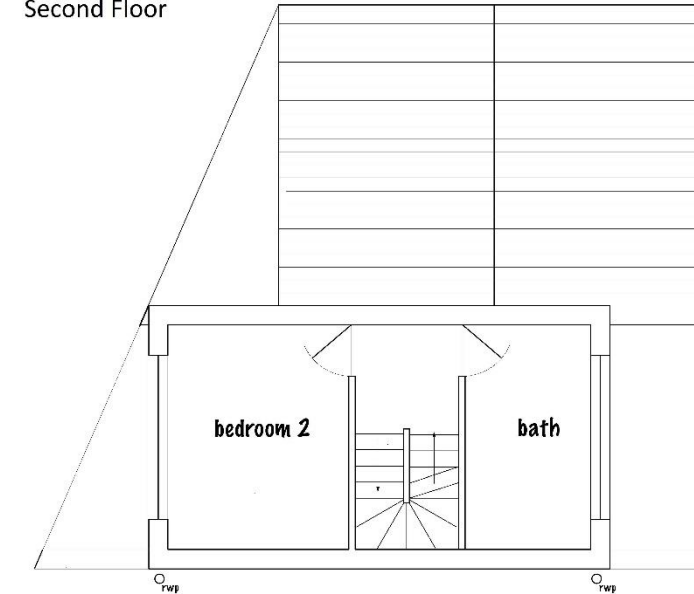
Ground Floor



First Floor



Second Floor



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220802LBIN

