



LAND FOR SALE IN NOTTINGHAMSHIRE

Offers Over **£430,000**

REF: 2725737

PROPERTY FEATURES

- SUPERB RESIDENTIAL DEVELOPMENT OPPORTUNITY WITHIN PRIME VILLAGE SETTING
- PLANNING PERMISSION TO DEMOLISH EXSITING PROPERTY AND REPLACE WITH FOUR BEDROOM DWELLING
- PROPOSED ACCOMMODAITON WILL EXTEND TO APPROX. 3400 SQ. FT.
- SITE AREA 0.21 ACRES
- PLANNING PERMISSION GRANTED APRIL 2022
- DELIGHTFUL OUTLOOK OVER THE VILLAGE GREEN

A superb and rare residential development opportunity in the heart of Cropwell Butler.

PROPOSED DEVELOPMENT

Planning permission was granted in April 2022 for an attractive two-storey dwelling extending to approximately 3400 sq. ft. Ground floor accommodation will provide three reception rooms, an open plan living/dining kitchen, utility room, pantry, and guest cloakroom. Also positioned on the ground floor is a bedroom with walk in wardrobe and en-suite. To the first floor is the main bedroom with en-suite as well as two further double bedrooms which will share the use of a family bathroom.

OUTSIDE

The plot enjoys a corner position on Hardigate Road, with vehicular access from Back Lane. The proposed development will provide a newly constructed detached

garage as well as off road parking / turning space. The existing garage on site becomes an external store. The property will enjoy southwest facing gardens and views over the adjacent village green.

PLANNING REFERENCE

Full details and plans are available on the Rushcliffe Borough Council planning portal. Reference 22/00676/FUL

CROPWELL BUTLER

Cropwell Butler is a small thriving village protected in the main by conservation designation, set in unspoilt countryside on the edge of the Vale of Belvoir due east of Nottingham. Close to hand the larger village of Radcliffe on Trent and the small market town of Bingham offer extensive local amenities and schooling. From Cropwell Butler there is direct access into the main regional centres of Nottingham and Leicester via the A46 dual carriageway. The M1 southbound can be accessed via the new link road to the north west of Leicester, which facilitates road access into London, and the East Midlands Airport is readily accessible from the village. Grantham, to the east of the village, offers a useful A1 connection and from Grantham station there is a direct rail link into London Kings Cross in a scheduled time of 75 minutes.

TENURE

Freehold

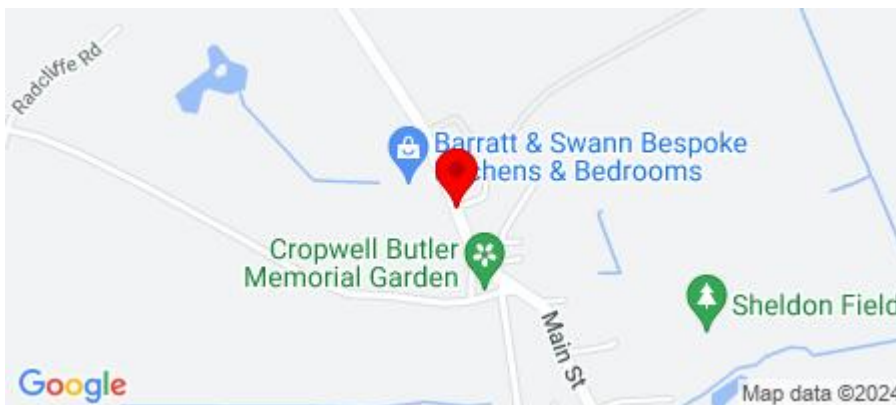
VIEWING

By appointment with Fine & Country Nottingham.

PROPERTY PHOTOS



LOCATION



No Media available

FLOORPLANS

