



# FOR SALE

## Prime, Residential Development Opportunity.

Woodborough Village  
Nottingham. NG14 6BT

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Planning for 9 bungalows and 1 house

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Stunning views over open countryside

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**Site area:**

1.90acre.

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**Availability:**

Available as a whole, or by plot

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**Price**

The complete site is available for - £2 million

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## Location

Woodborough is a much sought after village some 7 miles North East of Nottingham City Centre with a population of circa 2,000 people within the Gedling Borough Council administrative area.

The Village benefits from 3 first class Pubs - The Nags Head, The Travellers Rest and The 4 Bells which is a 5 minute walk from the site, as well as Woodborough Hall.



The Village also benefits from its own Tennis Club, St Swithin's Church and Woodborough Governors Field play area.

Springwater golf club is in close proximity and the village has a well regarded primary school.



## The Site

The site totals 1.90 acres and abuts open Countryside to 2 sides with stunning long views of the Countryside to the South.

Access to the site is off the Cul de sac Ash Grove which itself is off Roe Lane with the 4 Bells Pub on the corner fronting Main Street.

### PLANNING

Planning Consent was granted by Gedling Borough Council- Reference 2007/0831 for 12 properties of which 2 plots have been sold off with 2 substantial houses built out. The remaining consent is for 1 House and 9 Bungalows.

### ALTERNATIVE OPTIONS

An exclusive development of 5 or 6 Executive Homes on larger plots subject to planning – indicative layout opposite.

### PLOT BY PLOT

Our client will consider the sale on a Plot by Plot basis to accommodate the Self Build market.

### SITE AS A WHOLE

As a whole site offers in excess of £2m are required.

	GIA (m <sup>2</sup> )	SITE AREA (m <sup>2</sup> )	PLOT PRICE
Plot 1 -	585	1522	£700,000
Plot 2 -	456	1137	£475,000
Plot 3 -	520	1511	£600,000
Plot 4 -	456	1304	£475,000
Plot 5 -	330	659	£300,000
Plot 6 -	330	785	£350,000

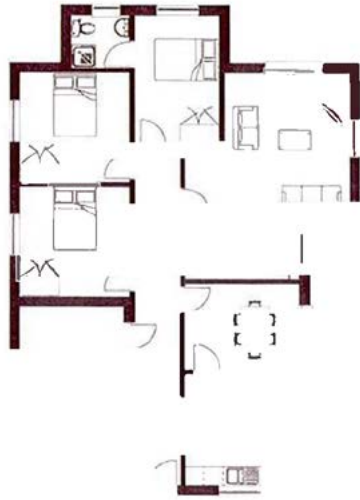


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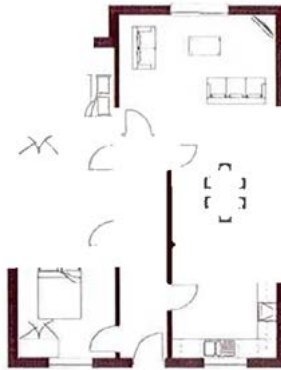




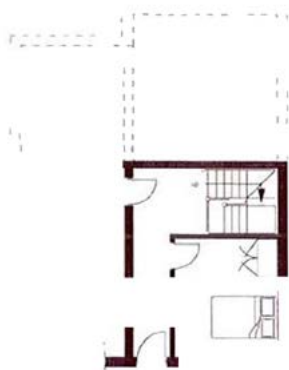
## Property Types



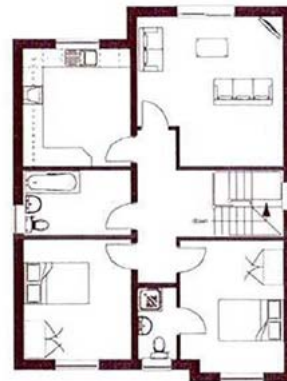
Bungalow Type B1



Bungalow Type B2



Ground Floor



First Floor

House Type A1









**Viewings by prior arrangement:**

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**Submissions can be sent via email to:**

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**FHP**

davidh@fhp.co.uk

**Phil Daniels**

**FHP**

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**Please note:**

The Vendors will not be obligated to accept the highest or indeed any other offer. Please refer to the website ([www.Fhp.co.uk](http://www.Fhp.co.uk) / [www.fhpliving.co.uk](http://www.fhpliving.co.uk)) for full details.

**All information required is available through the agent.**

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