



2a Louise Avenue, Netherfield - NG4 2ND

Guide Price £80,000

2a Louise Avenue

Netherfield

EXCITING OPPORTUNITY! Building plot with granted permissions for the erection of a three-storey and four bedroom detached dwelling. A perfect opportunity for investors, developers and self-builders.

Council Tax band: TBD

Tenure: Freehold

- Proposed generous building plot
- Permission granted for the erection of a detached four bedroom dwelling
- Approximate plot of 240m sq (approx 2600 ft sq)
- Planning application documents via Gedling Borough Council (Ref: 2024/0760)
- Proposed is a three-storey family-sized home with an open-plan kitchen diner, lounge, bathroom and en-suite
- Proposed enclosed and generous rear garden with a tree-lined backdrop for privacy
- An ideal opportunity for investors, self-builders and developers
- Desirable cul-de-sac location
- Within easy reach of nearby local amenities, schools, transport links and Victoria Retail Park
- Offered to the market with no upward chain



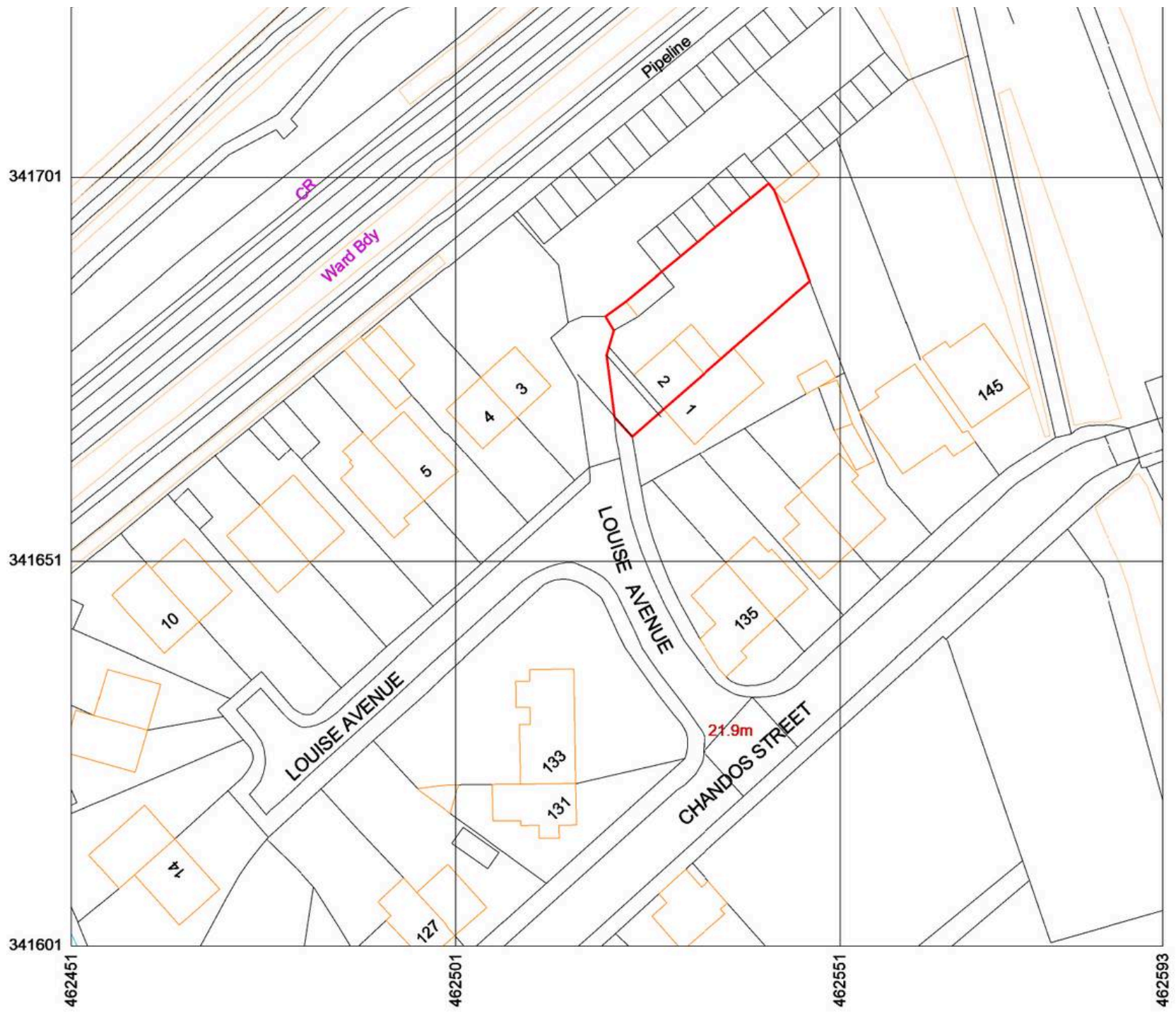
1 West
1 : 100



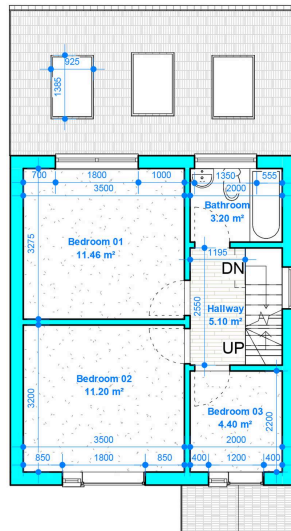
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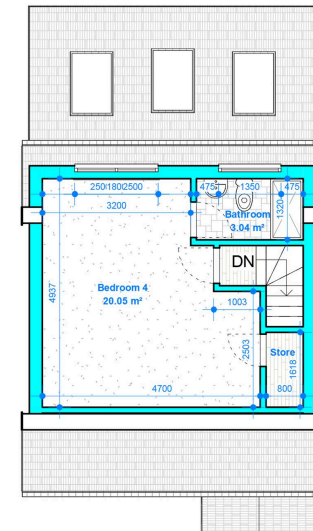
North
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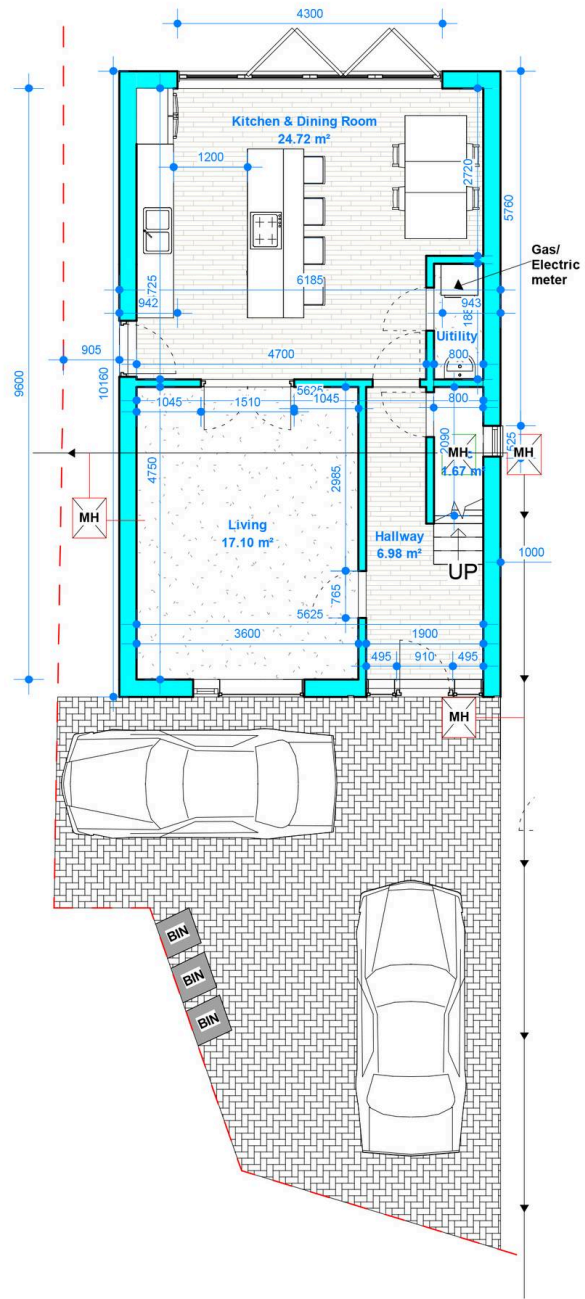
1
2
3



2 FF
1:100



1 LF
1:100



1 GF
1 : 100



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