



**Asking price £100,000**

**Land**

**Bedrooms: 0**

**Bathrooms: 0**

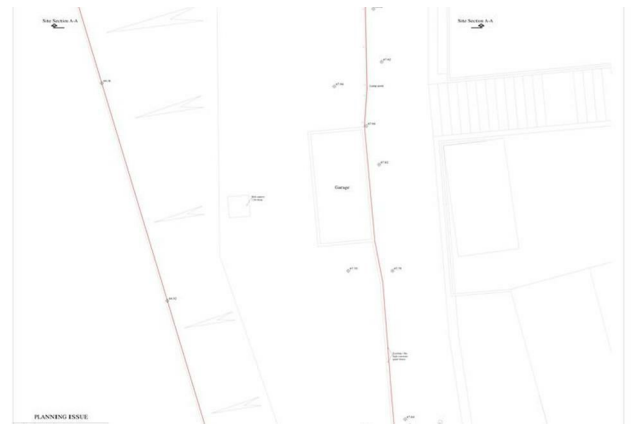
**Tenure: Freehold**

AMAZING DEVELOPMENT OPPORTUNITY \*\*\* £50,000 on Exchange of contracts. Remaining £50,000 in Twelve months. AMBITIOUS DEVELOPPER/SELF BUILD DEVELOPMENT. \*\*\* WALTON AND ALLEN are delighted to offer once in a lifetime investment opportunity ideal for someone looking get into building/developing. This parcel of LAND with OUTLINE PLANNING PERMISSION for TWO THREE BEDROOM DETACHED HOUSES offers a unique opening for the prospective developer. Planning reference - 20/00569/POUT (PP-08576670).

Situated in the HEART of BULWELL TOWN CENTRE with access to its range of shops and facilities and to BULWELL TRAIN STATION, THE NOTTINGHAM EXPRESS TRAMLINE and BULWELL BUS DEPOT, this proposed development offers a unique OPPORTUNITY for either build and let OR build and sell.

The current owner is willing to exchange contracts at £50,000 with the remaining £50,000 due 12 MONTHS from exchange. Contact us now for further details.

Planning Reference Number  
20/00569/POUT (PP-08576670)



# Can you **save money** on your **mortgage**?

Potentially save thousands by visiting  
<http://bit.ly/waltonallenmortgages>

A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



Formed in 2000, WALTON & ALLEN has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

As specialists we are fully focused on the priorities and needs of all of our Clients, so whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include 360 degree virtual tours, 3D floorplans and most importantly have vast local knowledge of the property market and current trends.

Management of common parts of buildings is also our specialism, working with Resident Management Companies keeping service charges at 'value for money' levels and improving the environments for both residents and leaseholders. Investment and capital values improve with our influence.

We keep and improve the entire Walton and Allen portfolio in great order through our in house Maintenance team.

We have a proven track record in this property market succeeding in areas where others fail. We are committed to providing an excellent client experience.

**0115 924 3304**  
**SalesTeam@waltonandallen.co.uk**  
**www.waltonandallen.co.uk**