



*Photo of view from Plot*

*Single Building Plot Adjoining Meadowside, Park Road, Plumtree Park,  
Keyworth, Nottinghamshire, NG12 5LX*

A level building plot of around 500sq yards with outline Planning Consent for one dwelling, elevated position, extensive open views.

*Price Guide £265,000*

*Interest invited prior to auction at a later date*

### **DIRECTIONS**

From the centre of the City of Nottingham cross Trent Bridge and take the A606. At the Wheatcroft Island (ring road) continue on the A606 past Tollerton and after the first set of traffic lights turn right towards Plumtree. Pass through Plumtree Village and just after the bridge turn right into Park Road, Plumtree Park and the property is located on the right hand side nearing the summit of the hill.

### **LOCAL AMENITIES**

There is good shopping including Asda and Morrisons superstores and local shops at Tollerton, Keyworth and Cotgrave including a Sainsburys local all in easy reach. There are well reputed local State and Private Schools, regular public transport services and comprehensive leisure and medical facilities are close at hand. In the village of Plumtree there is a well reputed public house The Griffin and an active church.

Of particular note are the excellent road communications giving fast access to Nottingham City Centre, the outer ring road and via the A46 Fosse Way to Leicester and the M1 Motorway at J21a. Rail connections from Nottingham Midland to St Pancras and Grantham (via the A52) to London Kings Cross are frequent and fast.

The Nottingham East Midlands International Airport is within easy reach adjoining J24 of the M1 Motorway.

### **SERVICES**

Mains water, gas, electricity and drainage are understood to be in the road. Prospective purchasers should make their own enquiries regarding connection.

### **LOCAL AUTHORITIES**

Rushcliffe Borough Council.

Civic Centre, Pavilion road, West Bridgford, Nottingham, NG2 5FE. Telephone: (0115) 981 1143

### **IMPORTANT NOTICE**

Humberts and any joint agents for themselves, and for the vendor of the property whose Agents they are, give notice that:-

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2. No person in the employment of or any agent of consultant to Humberts has any authority to make or give any representation or warranty whatsoever in relation to this property.
3. Measurements the areas and distances are approximate. Floor plans, site plans and photographs are for guidance purposes only and dimensions, shapes and precise locations may differ.
4. It must not be assumed that the property has all the required planning or building regulation consents. The plan forming part of these sale particulars is for identification purpose only.

### **DESCRIPTION**

A generally level building plot in a mature exclusive private road location and in an elevated position adjoining open countryside with extensive open views.

### **SITE AREA**

500 sq yards or thereabouts (net).

### **PLANNING CONSENT**

Reference 07/02060/OUT was granted by Rushcliffe Borough Council to Bellco Developments on the 16<sup>th</sup> November 2007 to construct new dwelling (outline application) subject to conditions. Details maybe obtained from the Rushcliffe Borough Council website.

### **TENURE**

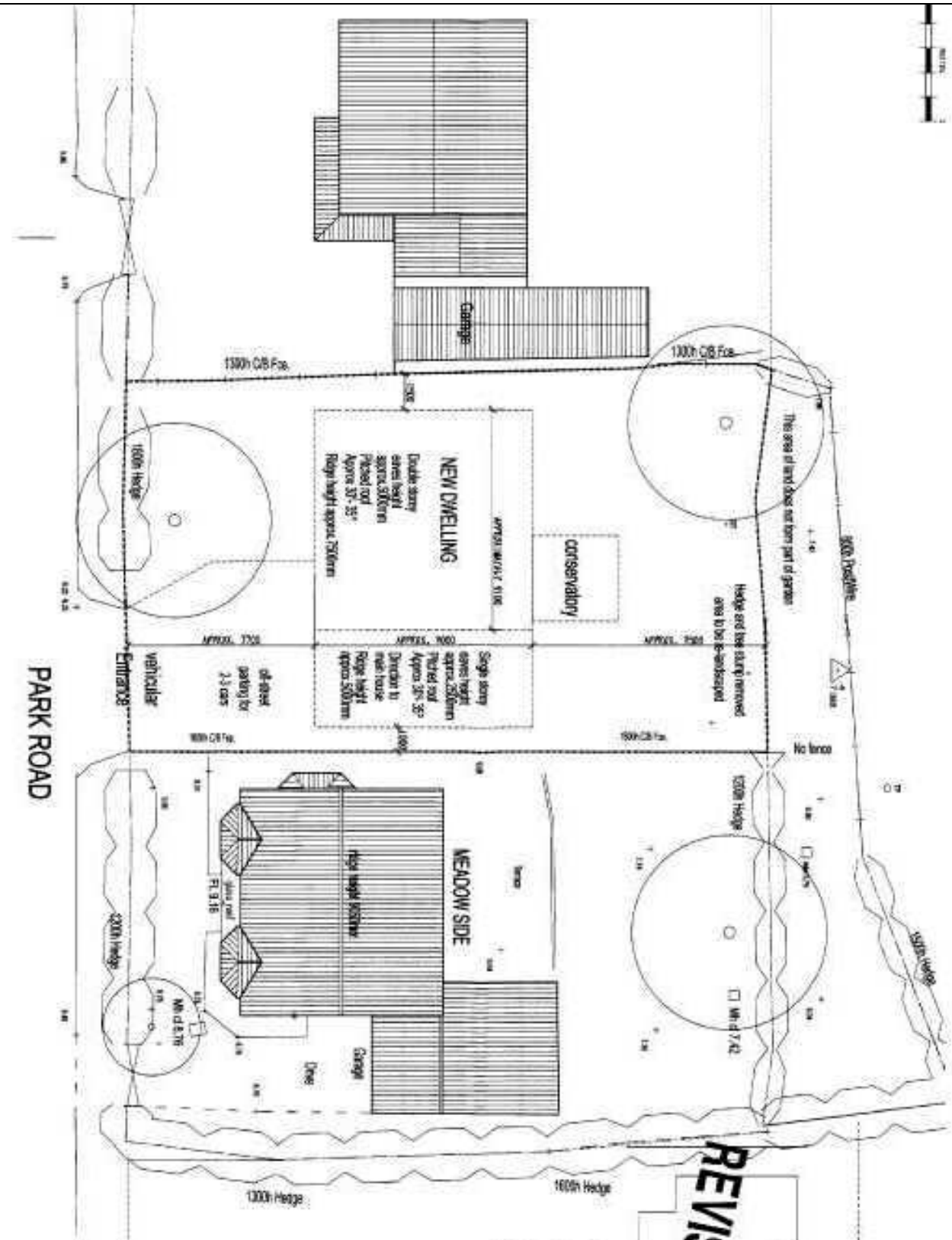
Freehold for sale by private treaty prior to auction at a later date.

### **POSSESSION**

Vacant possession upon completion.

### **VIEWING**

On site at own risk.



**REVISED PLAN**



1:1000 Scale  
 17/12/2022

<p>Project No: 2022/10          10/10/2022          1:1000 Scale</p>	<p>For more information          contact:          The Local Council          01273 845123</p>	<p>Project No: 2022/10          10/10/2022          1:1000 Scale</p>	<p>For more information          contact:          The Local Council          01273 845123</p>	<p>Project No: 2022/10          10/10/2022          1:1000 Scale</p>	<p>For more information          contact:          The Local Council          01273 845123</p>
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