



Plot 2, 222 Loughborough Road,
Ruddington, NG11 6NX

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Development site!

A superb residential development opportunity, not to be missed!

This rectangular site fronts Loughborough Road in the sought after south Nottinghamshire village of Ruddington. Adjacent to the Elms Park Playing Fields, the site is also within easy reach of Rushcliffe Country Park.

Planning has been granted for the erection of a dwelling on the site with six en-suite bedrooms, a kitchen/diner/lounge, a formal lounge, a snug, an office, and a utility room.

There will be a private entrance and driveway, and a landscaped rear garden (approx 21.5 metres) with views across Elms Park.

(The site is currently occupied by a single dwelling).

Planning Number 23/01689/FUL (Rushcliffe Borough Council).

PLEASE NOTE THAT CGI'S HAVE BEEN USED.

Guide Price £750,000





PLANNING

We understand that the property benefits from planning consent for:-

Demolition of the existing house, and erection of a six bedroom dwelling. Planning Application Number 23/01689/FUL. The planning documents are available via Rushcliffe Borough Council website.

The site may also be suitable for other uses (subject to the requisite consents).

PLEASE NOTE this information is given for guidance purposes only. Interested parties should make their own enquiries of Rushcliffe Borough Council.

ACCOMMODATION

Internal Floor Area:-

Square Metres 614.

Square Foot 6,609.

TENURE

We are advised that the freehold is available to purchase, with the neighbouring plot also being available to purchase.

AGENT NOTE

Interested parties should note that there is potential to purchase Plots 1 and 2 together, as one development opportunity.

RUDDINGTON

The sought after South Nottinghamshire village of Ruddington boasts excellent local facilities including shops, schools, churches, a doctors surgery, golf course and country park.

Local transport links and main road routes give access to Nottingham City Centre, the Queens Medical Centre and M1.

REFERRAL ARRANGEMENT NOTE

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

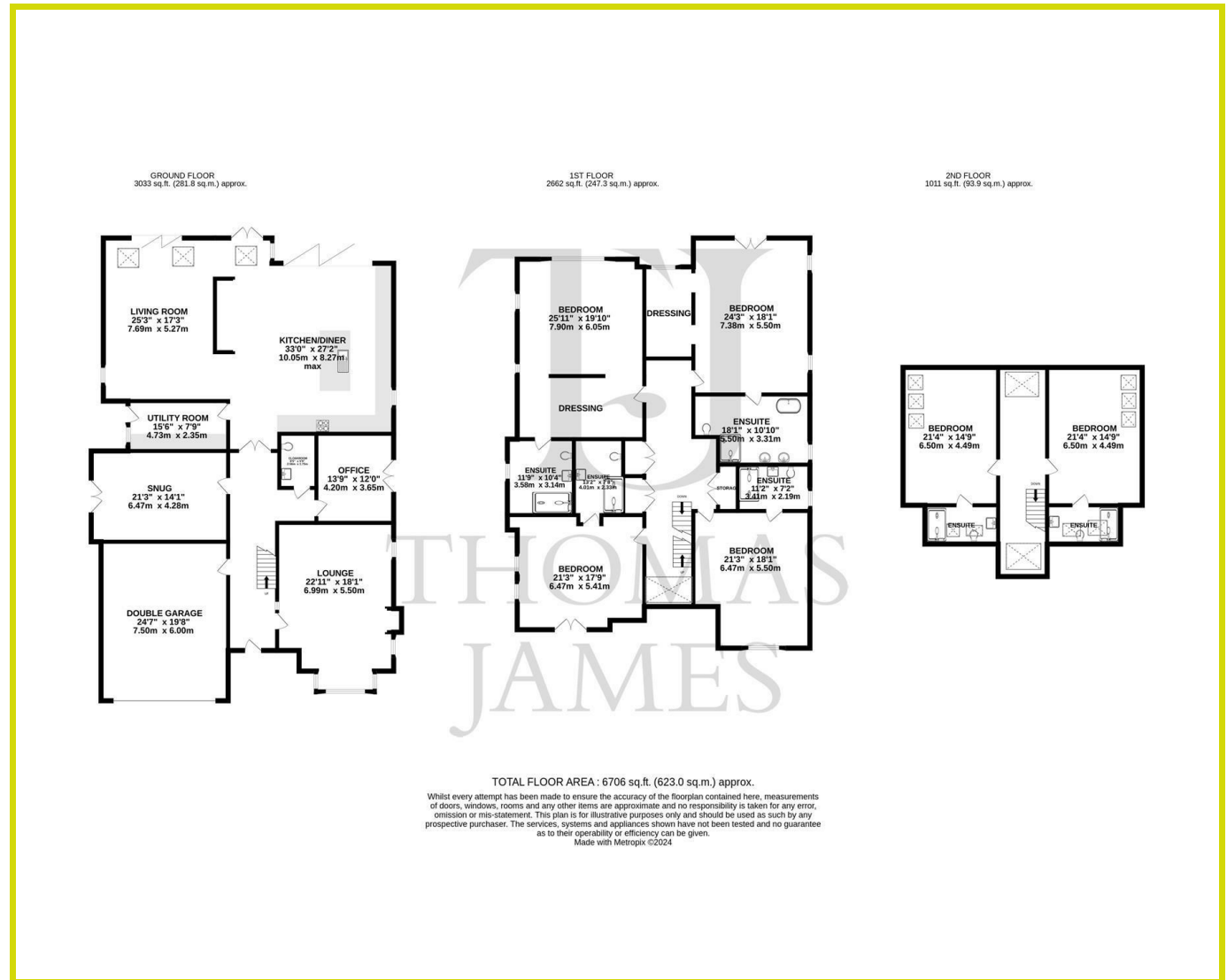
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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