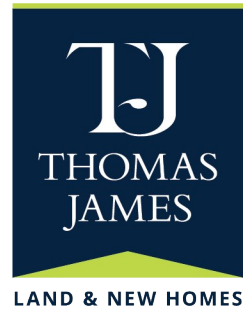


21 Maple Avenue Nottingham, NG10 5EF

£275,000



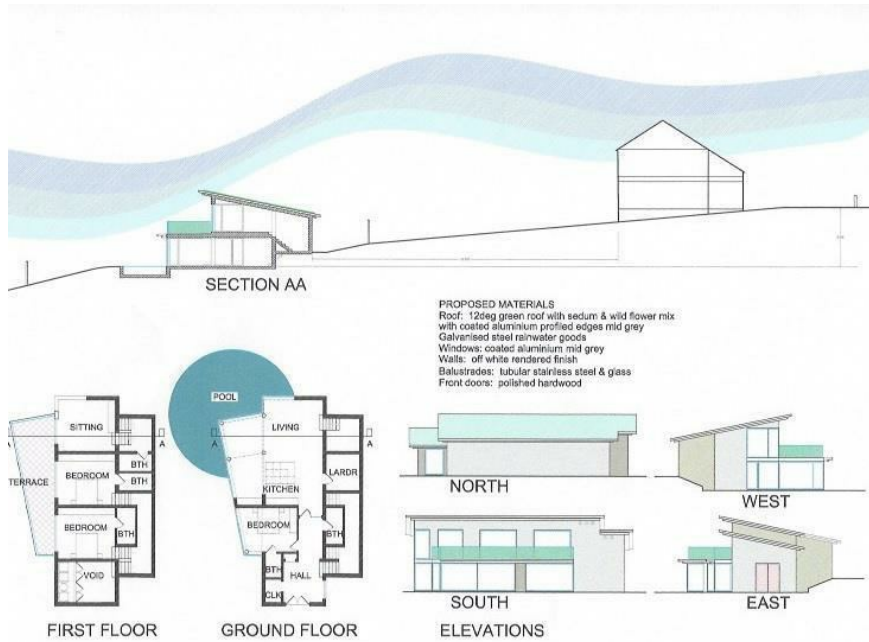
*** RARE DEVELOPMENT OPPORTUNITY ***

Situated on Maple Avenue, Sandiacre, Nottingham, this DEVELOPMENT LAND offers a wealth of possibilities for you to create your dream property, creating and designing a space that perfectly suits your needs

Sandiacre enjoys excellent local facilities including shops and schools. There are main road routes and local transport links giving access to Nottingham, Derby and the surrounding areas.

Don't miss out on this incredible opportunity to bring your vision to life in this sought-after area.

Planning ERE/08232/0030 Erewash Borough Council



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Disclaimer Notes - Fixtures and fittings other than those mentioned are to be agreed with the Seller. All measurements are approximate and are taken using a lazer tape. Property Misdescriptions Act 1991. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to any exchange of contracts to purchase. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

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.

Referral Arrangement Note - Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Fraser Brown, Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.



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LAND & NEW HOMES

Thomas James would like to point out that: (i) Fixtures and fittings other than those mentioned are to be agreed with the Seller. (ii) All measurements are approximate and are taken using a lazer tape. (iii) Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.