

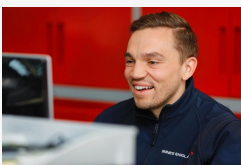


Land At 222 Loughborough Road, Ruddington, Nottingham NG11 6NX

Resi Development Opportunity

- ▶ **Available as a whole or as separate plots**
- ▶ **Internal floor area: Plot 1 - 6,706 sq ft / Plot 2 - 6,609 sq ft**
- ▶ **Granted full planning permission for 2 x 6 bedroom dwellings**
- ▶ **Close to numerous amenities including Co-op, Spar, Post Office, Philos Deli and Rushcliffe Country Park**

For enquiries and viewings please contact:



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Location

The property occupies a prime position on Loughborough Road within the sought after and affluent suburb of Ruddington, Nottinghamshire. It benefits from excellent transport links lying in close proximity to the A52, A453 and M1 junctions.

Ruddington is located south of Nottingham and is considered to be one of the more affluent areas of the county. It is a very popular location with a buoyant residential market.

Amenities in Ruddington town centre are abundant with it being home to a number of national, regional and independent operators providing an eclectic tenant mix serving the local community.

The property is located adjacent to Elms Park Playing Fields and within a short walk of Rushcliffe Country Park.

Description

The site comprises of a rectangular site measuring 0.55 acres fronting Loughborough Road. The site is currently occupied by a single two-storey dwelling and currently has one access point.

Planning has been granted for the erection of 2 x 6 bedroom dwellings with separate entrances and private driveways. Internally each dwelling provides kitchen/diner/lounge, formal lounge, snug, office, utility, 6 x en suite bedrooms and double garage. Externally the properties will have rear landscaped gardens of c.21.5 metres in length and views across Elms Park.

Accommodation

	Sq M	Sq Ft
Plot 1	623	6,706
Plot 2	614	6,609
Total	1,237	13,315

The measurements are the gross internal area of the planned dwellings. all parties are advised to carry out their own measurements.

Planning

We understand the property benefits from planning consent for:

The demolition of the existing house and erection of 2 x 6 bedroom dwellings. Application No: 23/01689/FUL. The planning documents are available from the Agents or via Rushcliffe Borough Council website.

The site maybe suitable for alternative uses (subject to the requisite consents).

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of Rushcliffe Borough Council).

Tenure

The freehold is available to purchase as a whole or in separate plots.

A Director at Innes England has a financial interest in the property.

Price

£1,500,000 as a whole or £750,000 per plot

It is understood that if the property is to be constructed for your own occupation or your families then any VAT (20%) paid for the construction of the dwellings can be reclaimed, however it is recommended all parties obtain their own independent advice from their accountant.

VAT

VAT is not applicable

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The current dwelling on site has an EPC rating assessment of: D-63

Viewings

Viewings are by appointment only, arranged via Innes England on 0115 924 3243 or the joint agents Thomas James on 0115 984 4660.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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