

# Loughborough

Ruddington  
Nottingham  
NG11 6NX

Guide Price £1,300,000



 0115 841 1155



- CALLING ALL DEVELOPERS!
- Available as a site or as separate building plots
- Stamp duty savings
- Sought-after village location
- Full plans on request
- Fantastic opportunity to build two large executive homes
- Planning permission granted for 2, 6 bedroom dwellings
- Close to local amenities and Rushcliffe Country Park
- Site walks are available
- Contact us for more information





0115 841 1155

## Loughborough Road, Ruddington, Nottingham, NG11 6NX

### Key Features

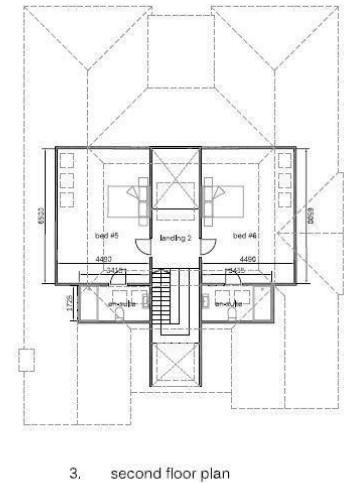
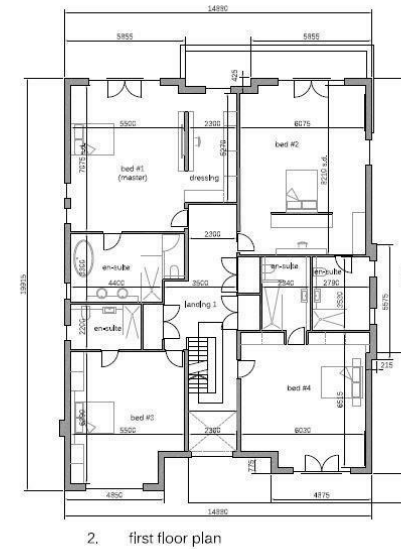
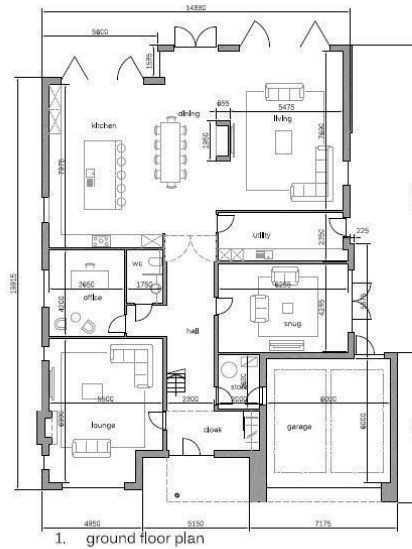
CALLING ALL DEVELOPERS! Fantastic opportunity to build two large executive homes, in a sought-after village location!





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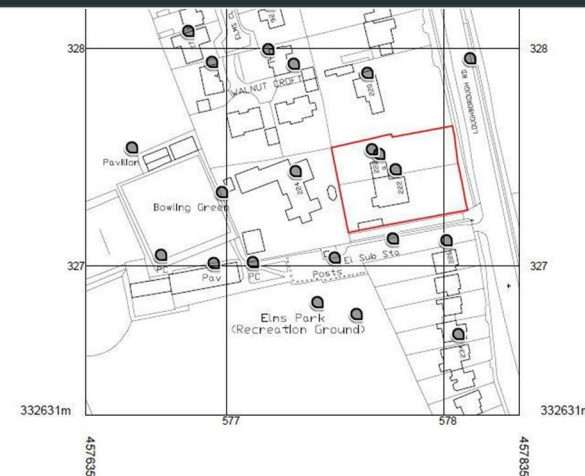






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### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

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

These sales particulars have been prepared by FHP Living 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 FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living 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 FHP Living instructing solicitors in the purchase or the sale of a property.