

## Prime Residential Site with Planning

1.235 acres

- Popular Residential Suburb in Nottingham
- Planning Permission Granted
- PP for 1 X 6 Bed and 2 X 5 Bed Executive Homes, plus Detached Double Garages
- GIA 12,781 ft<sup>2</sup>
- Offers over £775,000



**FOR SALE**



Location



Gallery



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## Location

Ruddington is a charming village within Rushcliffe offering the benefits of a semi rural location and a bustling village centre.

Ruddington is just 5 miles south of Nottingham City Centre with the A60 providing access to Loughborough as well (11 miles).

Other villages close by include Bradmore, Bunny and East Leake.

## The Site

The site is in the very centre of the village and backs onto St Peter's Church as well as Ruddington Manor and the recently completed Retirement Living Development by Churchill Retirement.

The James Peacock Infant and Nursery School is 2 minutes' walk away.

Access to the private gated site is off Manor Park, home to a number of substantial residential properties.





## The Development

The site area totals 1.235 acres and the current Planning Consent is for 3 large Executive Homes with Detached Garages.

Plot 1: 6 Beds – 3,995 ft<sup>2</sup> + Double Garage – 692 ft<sup>2</sup>

Plot 2: 5 Beds – 3,357 ft<sup>2</sup> + Double Garage – 692 ft<sup>2</sup>

Plot 3: 5 Beds – 3,353 ft<sup>2</sup> + Double Garage – 692 ft<sup>2</sup>

## Planning Consent

Rushcliffe Borough Council Planning Reference No 23/01456/FUL. 3 layout plans for each plot.



## End Values

Our sister company, FHP Living, would expect sales values of £400+ per ft<sup>2</sup> for the completed development on this exclusive gated site.

## Additional Information

Our clients are able to provide supporting information for interested parties included BNG guidance and indicative services costs.









