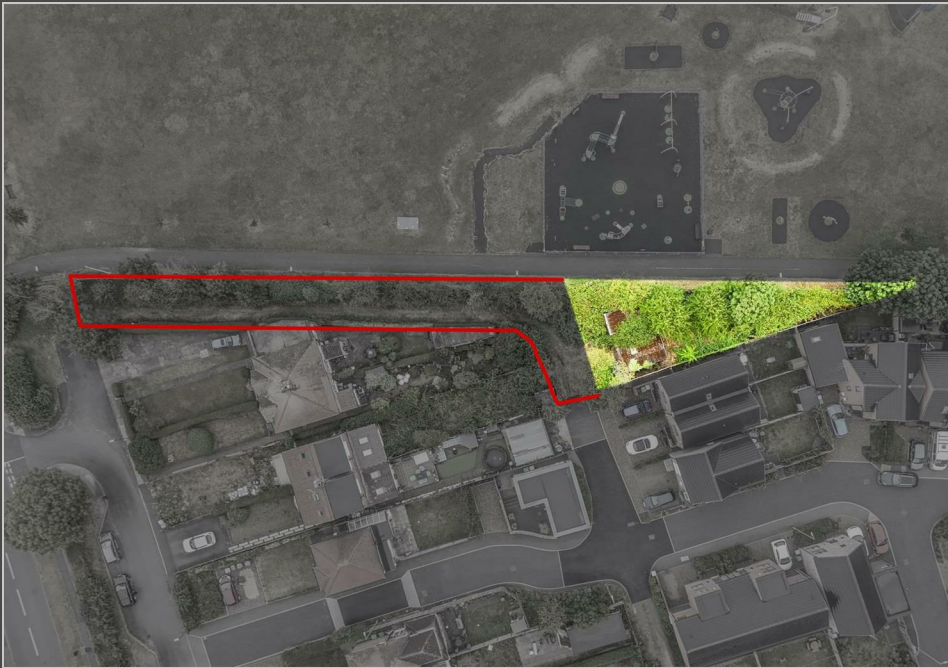


# HoldenCopley

PREPARE TO BE MOVED



## Ruddington Lane, Wilford, NG11 7BY

Guide Price £180,000

OUTLINE PLANNING PERMISSION GRANTED...

This substantial plot of land offers a fantastic opportunity for a developer or investor alike, with outline planning permission already granted by Nottingham City Council (Reference: 21/01724/POUT) to build a four-bedroom detached house. Situated in the highly sought-after area of Wilford with easy access to Compton Acres Tram stop and 12 minute transit time to Nottingham City Centre, this generous plot is ideally positioned close to a range of local amenities, excellent transport links, Nottingham City Centre, as well as having easy access to Nottingham's Universities and the Queen's Medical Centre. The plot itself is extensive in size and offers huge potential to create a high-specification family home, subject to further detailed planning. Whether you're an experienced developer or looking for your next project, this is a rare chance to secure land in a prime residential location

For more details on the approved outline application, please refer to Nottingham City Council Planning Portal using reference 21/01724/POUT.

- Plot Of Land With Outline Planning Permission Granted

- Planning Ref: 21/01724/POUT – Nottingham City Council

- Permission To Build A Four-Bedroom Detached House
  - Situated On A Generous-Sized Plot
  - Close To Local Amenities & Shops
  - Easy Access To Universities & QMC
- Excellent Investment Or Development Opportunity
  - Located In A Highly Sought-After Area
  - Great Transport Links To Nottingham City Centre
  - Rare Opportunity Not To Be Missed