



## Building Land, Roosevelt Avenue, Sawley, Nottingham NG10 3GD

**Price Guide £130-140,000**  
**Freehold**

A SITE ON WHICH TO BUILD FOUR, 2 BEDROOM APARTMENTS LOCATED ON ROOSEVELT AVENUE, SAWLEY, NOTTINGHAM.

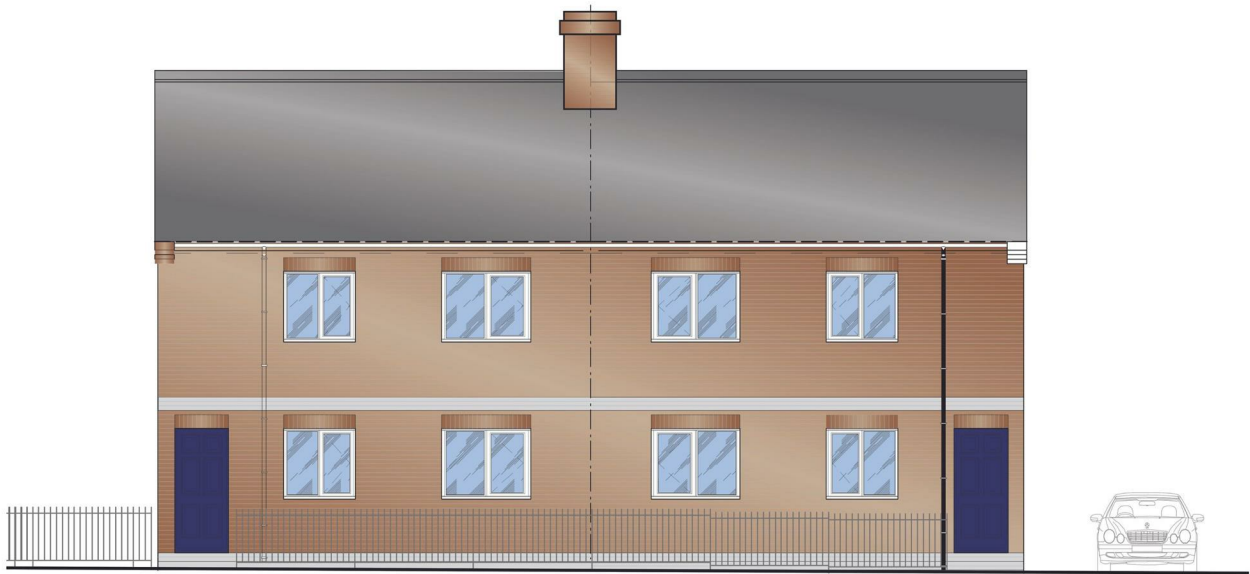
This is a level site on which Planning Permission has been obtained to build a development of four apartments arranged over two floors.

The site is situated close to Long Eaton station and all the shops provided by Sawley and all the amenities and facilities found in Long Eaton are only a short drive away.

The land is being sold with the benefit of Planning Permission - Ref ERE\1122\0063 which was granted in January 2023.

The accommodation provided in each apartment to be built will include a hallway, open plan lounge/sitting room with a kitchen area off, two bedrooms and a bathroom. There will be parking provided at the rear of the development for each apartment and there will be communal gardens and a refuse bin area which will be maintained by the management company which will be established to look after the communal areas, building insurance etc.

For more information about this development site, contact Mark Philpott on Robert Ellis 0115 946 1818.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.