



2 & 6 The Green & 40 High Street,  
Ruddington, NG11 6DY

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THOMAS  
JAMES

# 2 & 6 The Green & 40 High Street, Ruddington, NG11 6DY

\*\* GUIDE PRICE £1,000,000 - £1,100,000 \*\*

This is a rare and exciting opportunity to acquire a unique site of three properties, all in need of refurbishment, in the sought after village of Ruddington. Within a Conservation Area.

Set in a desirable location, with delightful views over the village green, these characterful cottages are just brimming with potential. The properties are all at different stages of renovation/restoration, offering a blank canvas to restore further and enhance to the specification of the new owner. (Subject to planning approval).

A real opportunity for a purchaser/developer to create three individual dwellings in Ruddington.

Incorporating the OLD SWEET SHOP, (Circa 1880) THE OLD VILLAGE FISH AND CHIP SHOP and a COTTAGE. Approx 300 years old, 2 and 6 The Green are both four bedroomed semi detached properties, whilst 40 High Street is a three bedroom attached Victorian cottage.

It should be noted that all three properties are on one title and the three are to be purchased together.

Guide Price £1,000,000





## 40 High Street

Previously the village sweet shop, this Victorian Cottage provides accommodation arranged over two floors.

The entrance porch (which is under construction, and has plans for a wet room and boot room). This in turn has a door opening into the spacious open plan living/kitchen/dining room. The original shop window and door front The High Street.

The open plan living/kitchen/dining room has windows to the front and side, stairs rising to the first floor with space for a w/c beneath, a door into the snug and access to a cellar.

The snug has a window to the front, and a featured sandblasted brick exposed chimney breast.

On reaching the first floor, the landing has doors into all three bedrooms (all with windows to the front, one also with a window to the side), and the bathroom, which also overlooks the front.

## OUTSIDE

2 The Green has vehicular access established off the High Street with a dropped kerb.

To the front of 6 The Green, the kerb has also been dropped, to allow off road parking outside the property.

There is scope for the purchaser to subdivide the land area into gardens for each property.

## Please Note

It should be noted that the properties are bought under one title and will be purchased as a whole.

The Vendor has advised that the 'First Fix' electrics have been completed, along with the majority of 'First Fix' plumbing, in 2 and 6 The Green.

Potential purchasers must check this before purchase.

## Council Tax Bands

Council Tax Band (Number 6 - C). Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

## Referral Arrangement Note

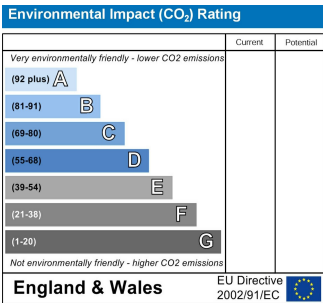
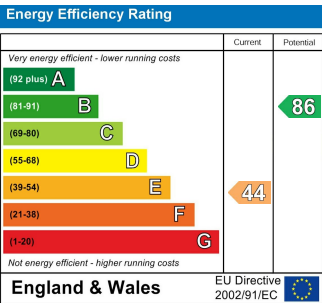
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