



Front Elevation (North)

Building Plot
Old Derby Road, Ashbourne



Building Plot

Derby Road,
Ashbourne,
Derbyshire,
DE6 1LZ

An opportunity to purchase a building plot in a prime location with good access and within close proximity of the town centre.

The building plot has consent for an individual dwelling with separate gated vehicular access affording a gross internal area of approximately 1648 sq. ft with accommodation on two floors.



Asking Price:
Building Plot - £175,000



Ashbourne Office - 01335 342201



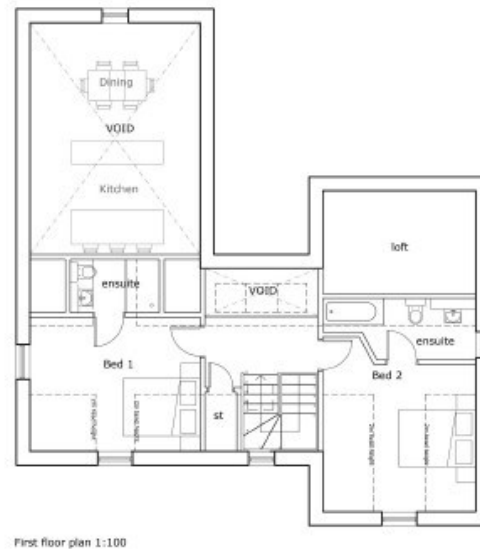
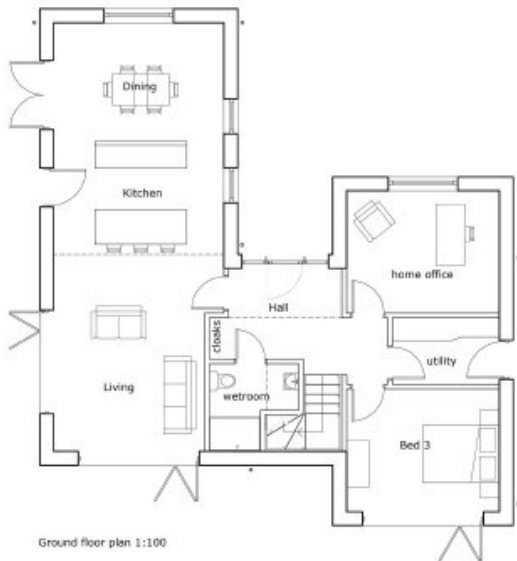
ashbourne@bagshaws.com

Building Plot

A unique opportunity to purchase a building plot with planning consent to erect an individual detached two storey dwelling with an approximate gross internal area of 1648 sq. ft. The property has been thoughtfully designed to maximise the plot.

Conveniently located just a few yards from a bus stop with the Coffee shop and petrol station within close walking distance along with a fish and chip shop, bakery and convenience store.

Further details on the planning consent can be found on the Derbyshire Dale planning portal by searching under the application reference number; 22/01390/FUL.



David Wilson Properties
Under Construction



General Information

Services:

No services are connected. A buyer should satisfy themselves as to the availability of services required.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We understand there is a right of way benefitting the property to pass over the verge to gain access to the property for vehicles and on foot. .

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority and Council Tax Band

Derbyshire Dales District Council . Tel: 01629 761100 - Council Tax Band Tollgate House D.

Directions:

From Ashbourne town centre - proceed out of the town on the Derby Road and proceed up Derby Hill and continue along as the road levels out. Just after Prestons Garage and coffee shop turn immediately right onto Old Derby Road and then the driveway to the property will be found immediately on the left hand side clearly identified by the Bagshaws for sale board.

What3words///pythons.chickens.trimmer

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Rear Elevation (South)



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In partnership with Bury and Hilton

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