



# Potential Building Plot for Development Duffield





# Potential Building Plot for Development

## Derby Road, Duffield, DE56 4BT

An opportunity to purchase a plot of land with expired planning permission for a detached dwelling.

The site extends to 700 m<sup>2</sup> and direct access onto Derby Road.

**For sale by Private Treaty**

**Guide Price:**

**£100,000**



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### Description:

The plot is conveniently located within the village of Duffield on Derby Road providing easy access to the amenities of the village.

Viewing is essential to appreciate the location, setting and potential on offer.





### Location:

The land which extends to 700 square meters or thereabouts is situated on Derby Road .

Duffield is a sought after village in the Amber Valley District of Derbyshire with a thriving community and lies approximately 5 miles due north of Derby.

### Directions:

From the centre of the village proceed towards Derby on the A6. The property will be found on the right just past the traffic lights on Broadway.

**What3words:/// puts.crush.bike**

### Planning Permission Information

Planning consent was granted in October 1985 for the erection of one dwelling ref : AVA/982/799.

### Services:

No services are connected to the plot.

### Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

### Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars.

### Rights of Way, Wayleaves and Easements:

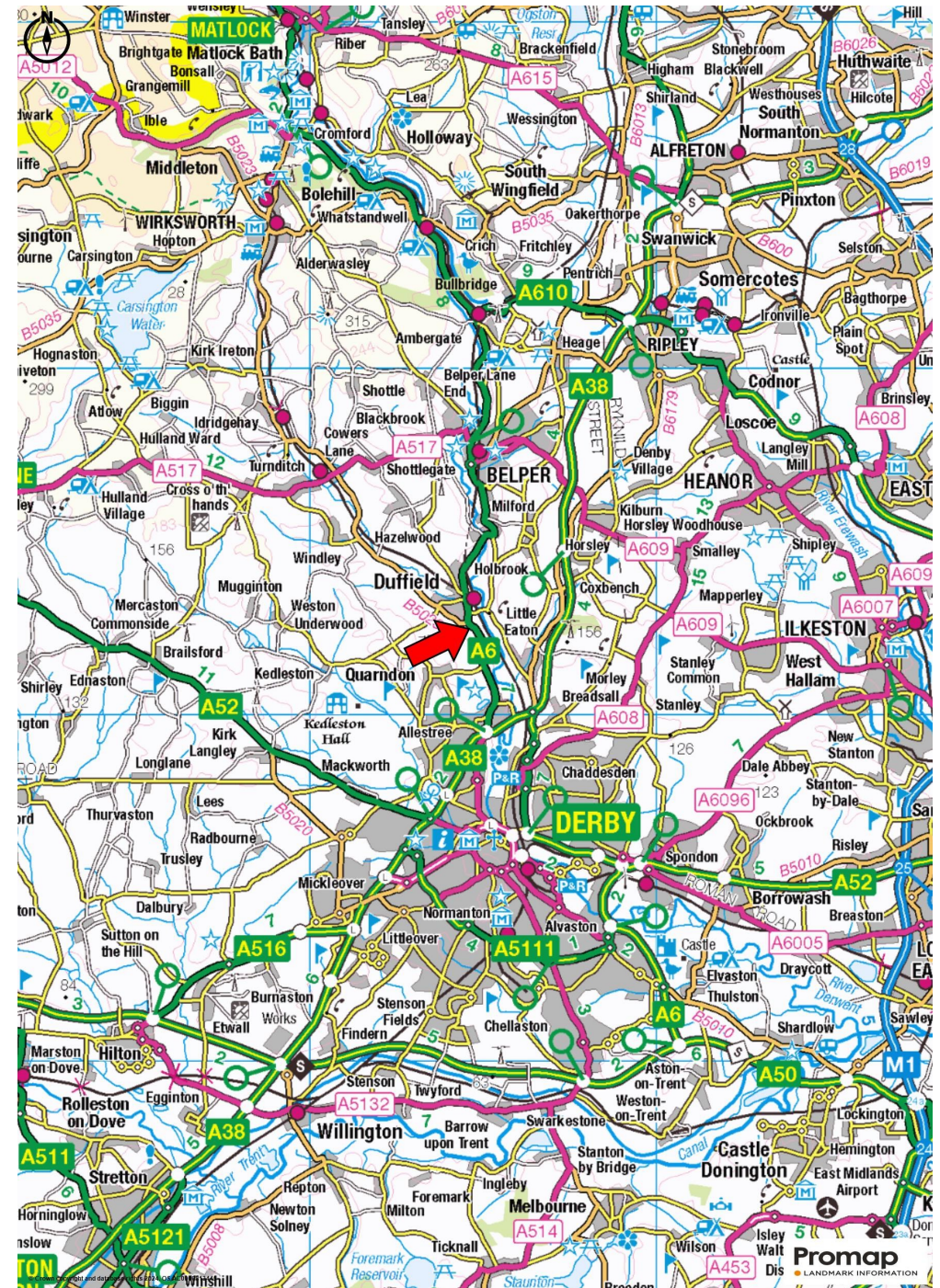
The land is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

### Local Authority:

Amber Valley Borough Council, Town Hall, Market Place, Ripley, DE5 3BT

### 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.







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