



land adjacent to
34 Woodlands Lane
Quarndon
Derby
DE22 5JU

Price
£199,950

- Planning reference AVA/2022/0986
- Planning granted for a single storey dwelling
- Superb location
- Stunning views
- Great opportunity for a downsized
- Great opportunity for a lock up and leave
- Ecclesbourne School Catchment

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

We offer for sale this superb plot in a fantastic location within Quarndon, with planning granted under reference number AVA/2022/0986. The permissions granted will allow for a single-storey detached dwelling with associated parking and, potentially, delightful rear gardens that adjoin open countryside. We are advised the plot is approximately 340 sq meters, with the dwelling offering circa 55 sq meters of living space.

The layout prepared by the vendors offers an open plan living space to the rear of the property, optimising the stunning views, with the bedrooms laid to the front of the property.

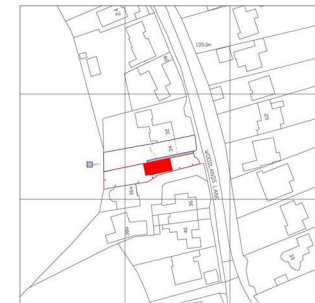
Any prospective purchase should ensure they have familiarized themselves with all conditions relating to the planning permissions and made any inquiries with Amber Valley Borough Council before proceeding.

LOCATION

The building plot sits in a superb location on Woodlands Lane, in the much favoured and sought-after village of Quarndon. The village has popular public Inns with eateries, excellent school catchments, and ample walking and bridle paths. There are recreational parks close by and further shops, cafes and restaurants available in nearby Duffield and Allestree.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A



1:500 @ A2

34a Woodland Lane




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC 		
England & Wales		