



## Land West Of Millbrook Snelsmoor Lane, Chellaston, DE73 6TQ

**£325,000**

RESIDENTIAL LAND OPPORTUNITY

FOR SALE - Well located residential development opportunity.

0.27 acre site with planning consent for a five-bedroom detached residential dwelling.  
Offers invited at £325,000 for the freehold.  
Planning consent granted 10th July 2025 (application reference 25/00840/OUT).





#### LOCATION

The site is located on the outskirts of the well-regarded suburb of Chellaston, approximately 5 miles south of Derby city centre.

Chellaston is a popular residential area known for its strong local amenities, reputable schools and established community.

The land benefits from excellent transport connectivity, with the A50 just 1.5 miles away, offering direct links to the A38 and M1 Motorway (Junction 24). with East Midlands Airport located around 20 minutes to the southeast.

#### DESCRIPTION

The plot extends to approximately 0.27 acres, is broadly rectangular in shape and occupies a well-positioned roadside position benefitting from excellent transport connections, with convenient access to the A50 and A38, linking to the M1 Motorway.

Planning permission was granted on Thursday 10th July 2025 for the construction of a substantial five-bedroom, two-storey detached dwelling measuring approximately 3,300 sq ft (307 sq m).

The opportunity is ideally suited to a small-scale developer or self-builder looking to deliver the approved scheme for occupation or resale. With planning in place and detailed site information readily available, this is a shovel-ready residential development in an increasingly sought-after location.

#### ACCOMMODATION

Having taken into consideration the boundaries the site extends to approximately 0.27 acres (0.11 hectares).

#### PLANNING

Planning consent has been granted by Derby City Council under reference 25/00840/OUT.

Any enquiries with regards to the planning application should be made to the local planning authority.

A comprehensive information pack is available upon request from the agents.

#### SERVICES

It is our understanding that all main services are available to the site.

#### COUNCIL TAX

The site is not currently listed as having a council tax banding and therefore we strongly advise that all interested parties make their own enquiries with the local billing authority.

#### TENURE

The property is available to purchase freehold and with vacant possession.

#### PRICE

Offers for the freehold are invited at £325,000.

#### VAT

It is our understanding that VAT is not applicable on the purchase of this property. All figures quoted are exclusive of VAT.

#### LEGAL COSTS

Each party are to bear their own legal costs in connection with this transaction.

#### VIEWING

Strictly via appointment with sole agent - BB&J Commercial 01332 292825.

BB&J Commercial can confirm the following:

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## Area Map



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