



Building Land Adjacent to, 92 Fletcher Avenue, Dronfield, S18 1RX



# 92 Fletcher Avenue

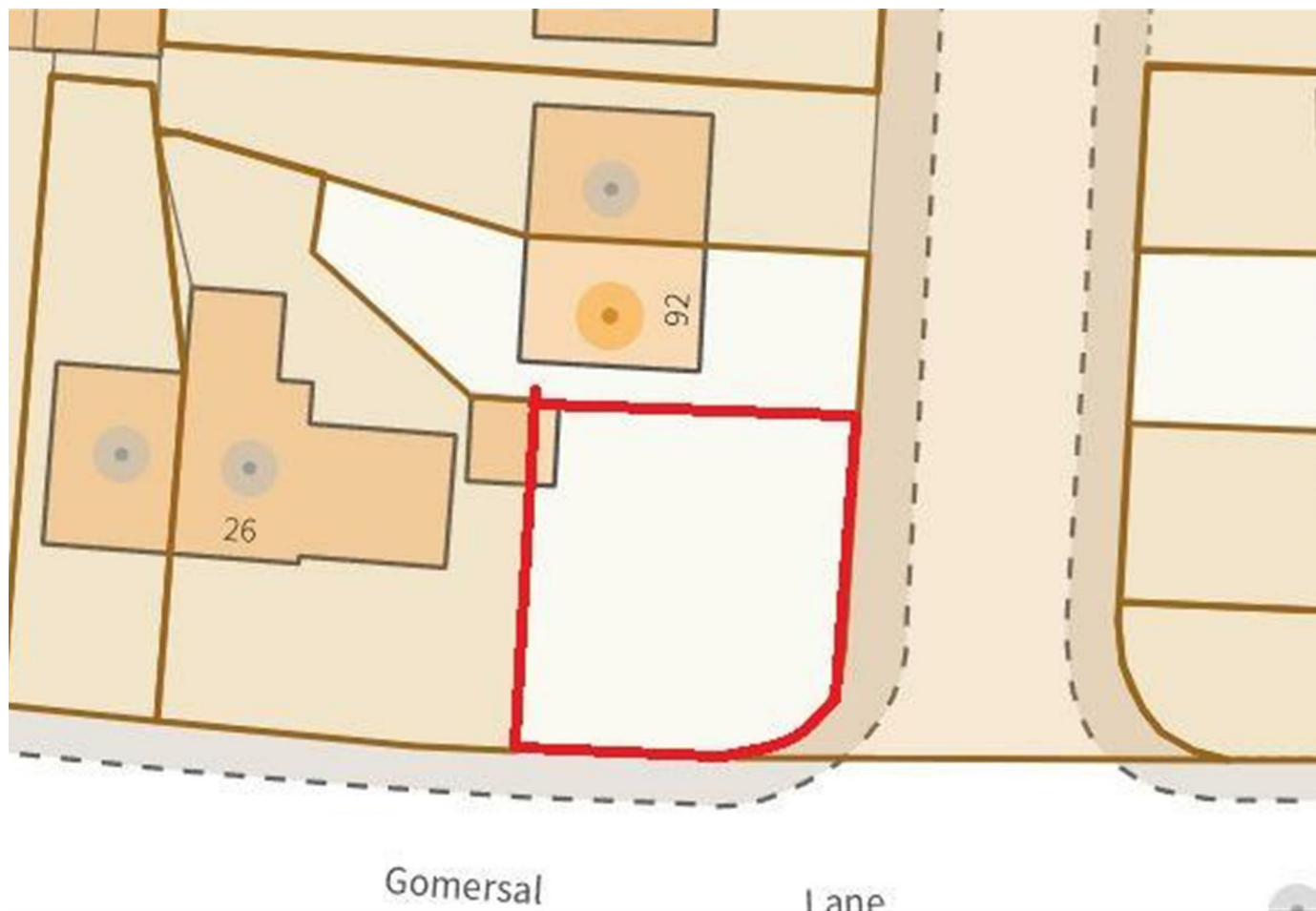
## £70,000

A great opportunity to acquire an affordable building plot which has planning permission granted for a detached two storey dwelling (application number 23/00433/FL North East Derbyshire District Council).

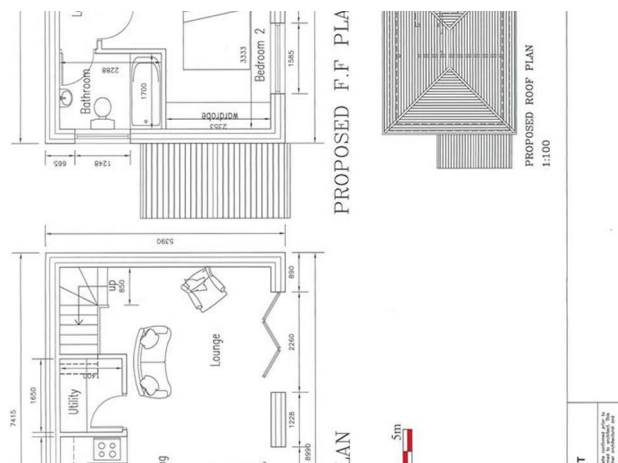
The site is located on the corner of Fletcher Avenue and Gomersal Lane. The plot will have a driveway leading off of Gomersal Lane providing off road parking with the dwelling comprising of an entrance porch, open plan living/dining kitchen which has twin bi fold doors to the garden and separate utility area. First floor landing with two double bedrooms both with ample space for wardrobes and family bathroom.

Full details are available on the councils planning portal with the following link:

<https://planapps-online.ne-derbyshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RUHL2LLIJ5000>



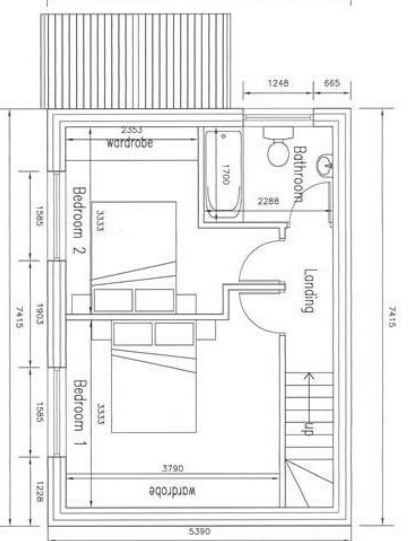
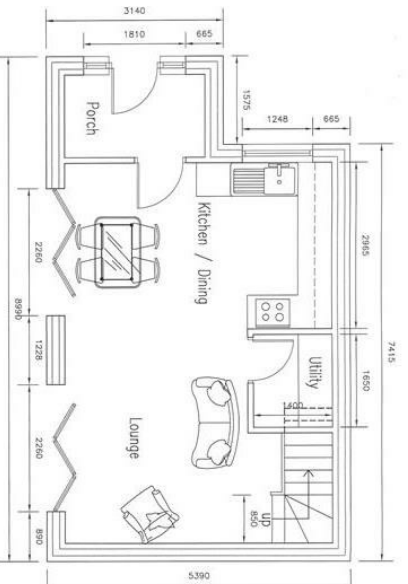
- Great opportunity for an investor/builder/entrepreneur
- Planning permission for detached two bed property
- Double story accommodation
- Popular and established residential area
- Close to renowned schooling and train station
- Details available from the North East Derbyshire Planning Portal
- Viewing on site at any reasonable times
- Main services to the road
- Contact Tim Heaton for more information
- Dronfield office 01246 290992





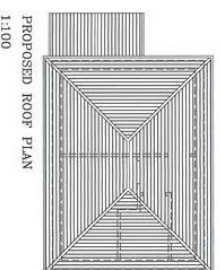


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	FOR SELLER'S PROPERTIES LIMITED PREPARED BY: [Name] DATE: [Date]	1:50000 Job Number: <b>WAL-23-19-02</b>