



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



92 Fletcher Avenue

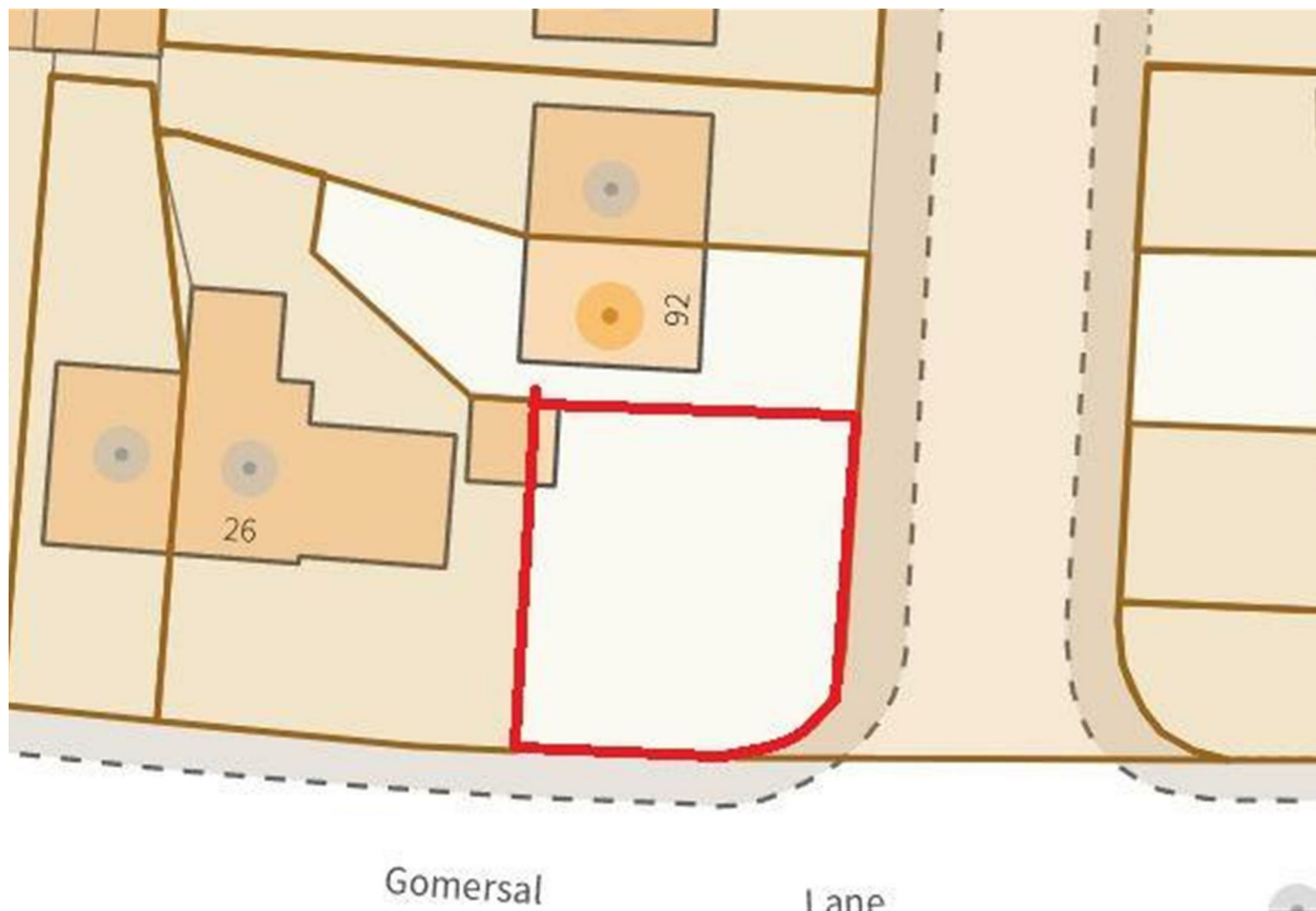
£70,000

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).

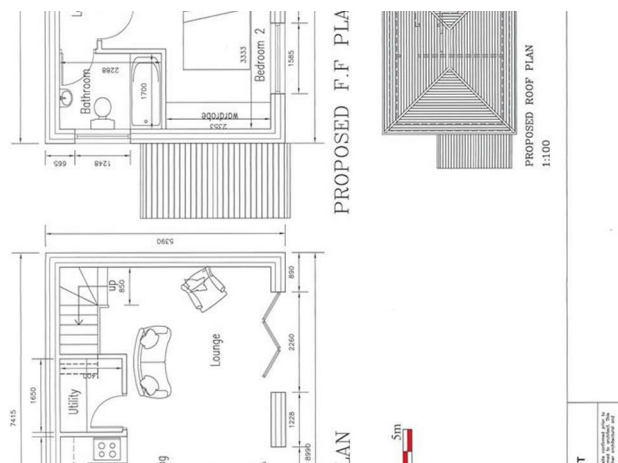
The site is located on the corner of Fletcher Avenue and Gomersal Lane. The plot will have a driveway leading off of Gomersal Lane providing off road parking with the dwelling comprising of an entrance porch, open plan living/dining kitchen which has twin bi fold doors to the garden and separate utility 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:

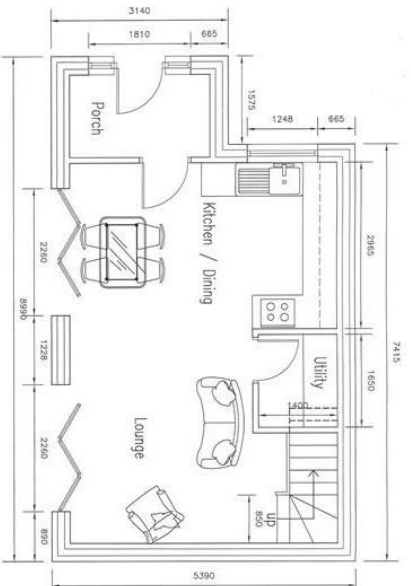
<https://planapps-online.ne-derbyshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RUHL2LLIJ5000>



- 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

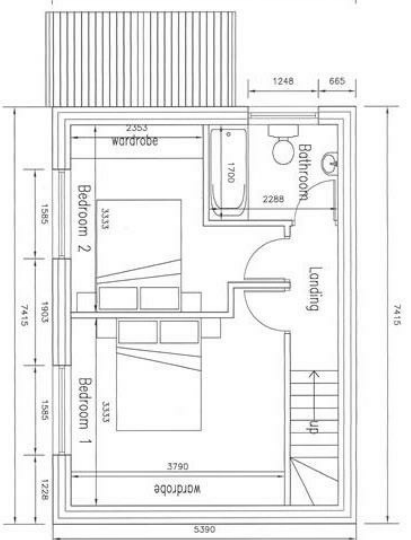


While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The Buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.



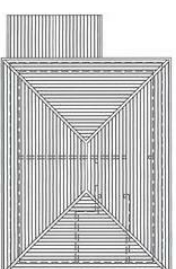
PROPOSED G.F. PLAN

scale 1:50



PROPOSED F.F. PLAN

Note: All 'to be' items are to be supplied by the client. All dimensions are approximate. All dimensions are to be in millimetres. All dimensions are to be in millimetres.



PROPOSED ROOF PLAN

1:100

<p>Ward Architecture Limited Registered Architects Registered Design Practitioners</p>	<p>PRELIMINARY LAYOUT</p> <p>This plan is a preliminary layout only and is not to be used for any purpose other than to provide a general impression of the proposed development. It is not to be used for any other purpose without the written consent of the architect.</p>		<p>FOR ESTIMATE PURPOSES ONLY NOT TO BE USED FOR ANY OTHER PURPOSES PREPARED BY: WARD ARCHITECTURE LIMITED DATE: 15/08/2023 JOB NUMBER: WAL-23-19-02</p>
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