



## Rectory Lane, Kirk Ireton, DE6 3LE

Building Plot with planning consent, Kirk Ireton.

This is a rare opportunity to build your dream home in a highly coveted idyllic village. This building plot has a permanent planning consent for a three bedroom detached cottage. Set in private grounds, this is a wonderful spot in which to build your forever home. Planning consent granted - Derbyshire Dales planning portal reference number 04/11/0970. The proposed home is set across two levels and comprises:

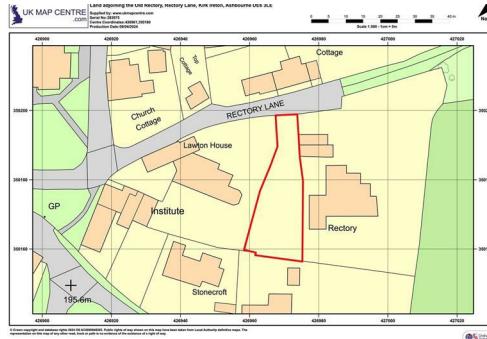
On the ground floor, a porch and hallway with doors leading into the kitchen, dining room and sitting room, as well as a utility room, downstairs WC and cloakroom. Beyond the sitting room is a ground floor suite comprising a double bedroom and en-suite bathroom with separate bath and shower. On the first floor are two further double bedrooms and a bathroom. The verdant garden has a well-kept lawn, tall European beech hedge forming the western boundary, ash, lilac and holly trees and dry stone wall boundaries to the south and east.

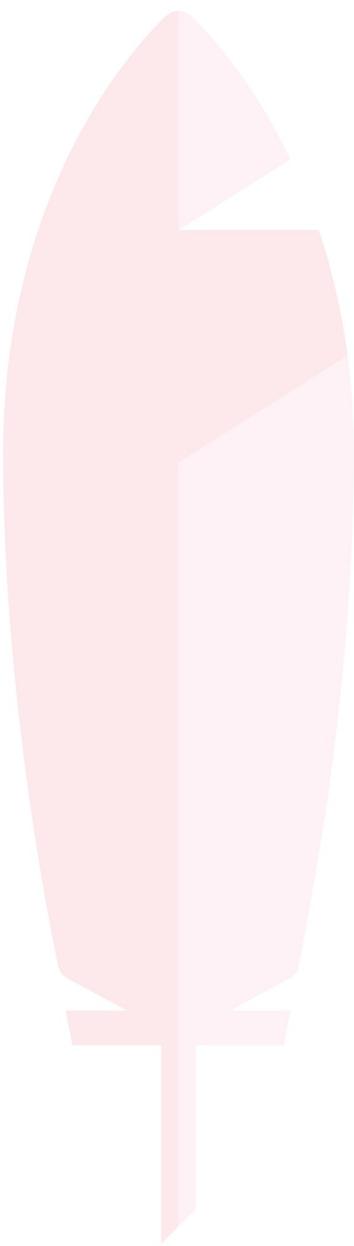
Kirk Ireton is a picturesque Derbyshire village with a church, pub, highly-rated primary school, village hall, shop, sports field and children's playground. Carsington Water is a short walk or cycle ride away, whilst the town of Wirksworth is only 3 miles away. The delights of the Derbyshire Dales, Peak District and High Peak Trail are all a short drive away.

- Building plot with a permanent planning approval for 3 bedroom detached cottage
- Off-road parking and consent to build a garage
- Separate gated pedestrian access
- Wirksworth (3 miles) named Sunday Times 'Best place to live in Derbyshire'
- 140.7 square metres/1514 square foot accommodation
- Planning application 04/11/0970 - approval granted and implemented
- Situated at end of quiet country lane
- Splendid self-build opportunity to create your dream home
- Located in highly-sought after Derbyshire village
- Surrounded by beautiful countryside

**Offers in excess of £250,000**

**Rectory Lane, , Kirk Ireton, DE6 3LE**







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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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