

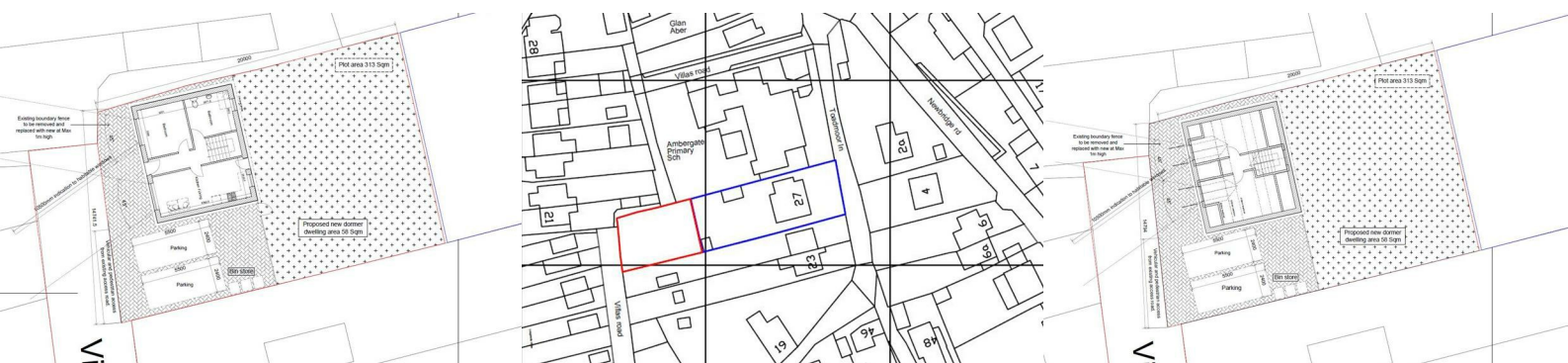


## Land to the rear of, 27 Toadmoor Lane, Ambergate, Belper, DE56 2GN

**£100,000**



An opportunity to acquire a single building plot with outline planning permission to build a dormer style bungalow residence (AVA/2023/0720). Having access from Villas Road with two off road parking spaces, garden and countryside views. Viewing is strongly recommended.





The plot extends to approximate 313 sq meters. Offering potential to build a bespoke individual property, central to Ambergate.

Ambergate is a popular village with excellent local amenities. Having a railway station, excellent primary school, restaurants and gastro pubs. Being surrounded by open countryside, there are many local woodland and riverside walks. Conveniently located for easy access to major road links, ie A38 and M1, whilst the A6, provides the gateway to the stunning Peak District.

OUTLINE PLANNING application is available to view on Amber Valley Borough Council Portal (AVA/2023/0720)

Viewing by appointment only, please contact our Belper Office on 01773 880788.

## Area Map



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