

nul Bed Land - Building Plot

Building Plot Whittaker Lane, Little Eaton, Derby DE21 5AT

Offers Around £125,000 Freehold



**Fletcher
& Company**

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- Building Plot
- Ecclesbourne School Catchment Area
- Attractive Country Lane
- ERE/0422/0051
- One Detached Dwelling
- Two Bedrooms
- Rare Opportunity


BUILDING PLOT - ERE/0422/0051 - A rare opportunity to acquire a building plot with the sought after village of Little Eaton.

Whittaker Lane is a pleasant non-through road, enjoying a popular position on the edge of Little Eaton close to nearby countryside.

Little Eaton is a very popular village location situated five miles north of Derby City centre and offers a good range of local amenities to include Co-Op Store, newsagent/cafe, butcher, chemist, public houses, historic church and regular bus services. Little Eaton is well known for its Village Primary School and is within the noted Ecclesbourne Secondary School catchment area.

Local recreational facilities are on St Peter's Park to include football, cricket, tennis courts, green bowls, children's playground and leisure pavilion. Drum Hill and Bluebell Woods provide delightful scenery and walks. Easy access on to the A6, A38, A50 leading to the M1 motorway.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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