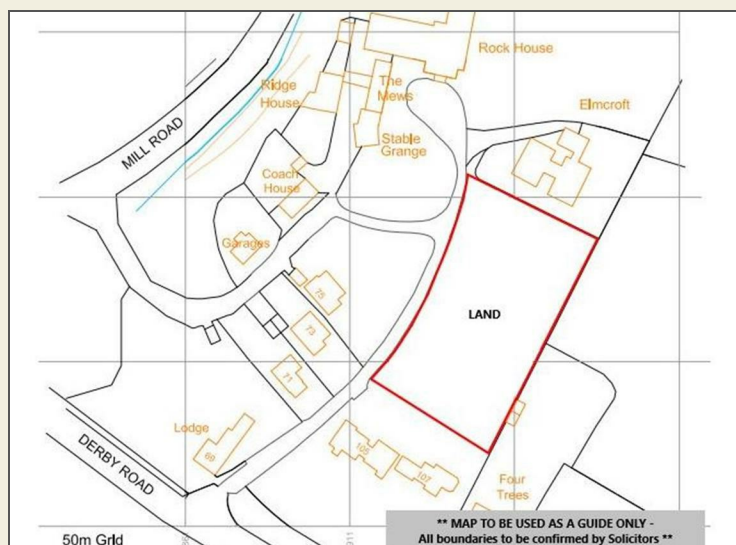




Land

Land adjacent to Elmcroft Derby Road, Cromford, Matlock DE4 3RP

Price £100,000

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Land For Sale
- Rare opportunity
- Approx 0.7 acre
- Close to Cromford Canal the High Peak Trail and Black Rocks
- Future Investment
- Mains Water Connected
- Sought After Location
- Set within Cromford Conservation Area & Derwent Valley Mills World Heritage Site

LAND FOR SALE - Nestled in the picturesque village of Cromford, Matlock, this exceptional parcel of land off Derby Road presents a unique opportunity for those looking to invest in a prime location. Surrounded by the stunning natural beauty of the Peak District, this land offers a tranquil setting while being conveniently close to local amenities and transport links.

The area is renowned for its rich history and charming architecture, making it an attractive spot for potential development or personal use. The site has been reported to have previously been used as a Tennis Court.

Cromford itself boasts a vibrant community with a selection of shops, cafes, and recreational facilities, ensuring that all your daily needs are met. Additionally, the nearby towns of Matlock and Wirksworth offer further amenities and attractions, enhancing the appeal of this location.

This land is a canvas for your aspirations with its ideal location and the potential for various uses subject to the relevant planning permissions, this is a rare find in a sought after area.

The land is accessed off Derby road and is approximately 2932 sq m (0.72 acre) and has mains water connected.

We have been advised planning permission had been rejected for a single dwelling in 2020 - 20/00610/FUL (Derbyshire Dales).

The Location

This parcel of land is well situated within easy reach of the local amenities at Cromford which include a range of shops and eateries, the famous Scarthin Bookshop & Cafe and two public houses. Matlock is approximately three miles to the north and Wirksworth approximately two miles to the south. Both towns offer a wide variety of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to both the north and south. Cromford railway station provides fast access to Derby Train Station. The village of Cromford, a World Heritage Site, is one of the best preserved factory communities of the early Industrial Revolution.

The location also provides ready access to Cromford Canal, the neighbouring meadows, the High Peak Trail and Black Rock, with the wider delights of the Derbyshire Dales and Peak District National Park all readily accessible

Services

Mains Water Connected

Viewing Arrangements

The land is viewable by appointment.

What Three Words

///rattler.wager.watched

Estate Agency Act

We would like to inform any prospective purchaser that the vendor of the property is a relative of a Fletcher and Company employee.

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 (CO₂) 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		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	