

Land between 22 & 34 Brook Street, Loscoe, Heanor, Derbyshire, DE75 7LP

A valuable residential development opportunity, located off Brook Street within Loscoe.

The site extends to 0.43-acres/0.174-hectare or thereabouts.

Benefit of outline planning consent for three, two-storey, three-bedroomed residential dwellings.

Available freehold with vacant possession.

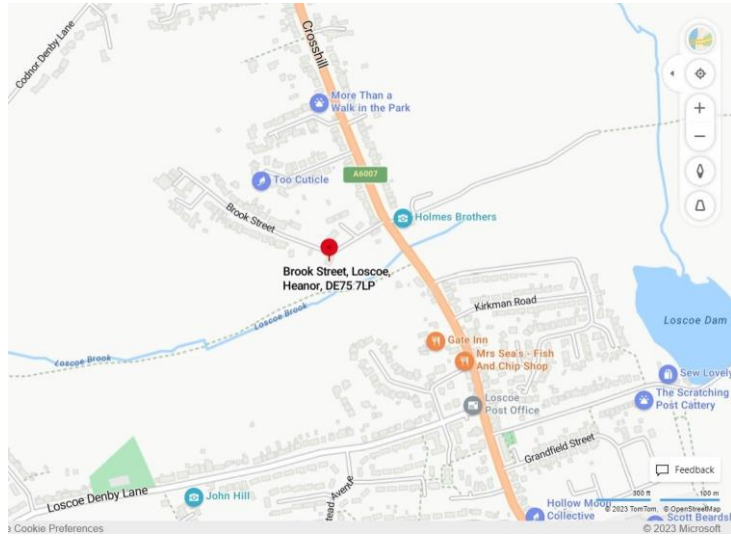
GUIDE PRICE – OFFERS INVITED IN THE REGION OF £250,000 (two hundred and fifty thousand pounds)

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LOCATION

The site is located off Brook Street, which is a cul-de-sac within Loscoe, and lies approximately 1-mile north of the Market Town of Heanor. Brook Street is accessed off the A6007 High Street, which in turn provides a link to Crossland and Codnor to the north, and Heanor to the south.

What 3 Words /// mime.racetrack.life



DESCRIPTION

The site was previously used as an orchard, and is broadly rectangular in shape, with a reasonably level topography, having mature hedgerows, and gates to Brook Street.

The land borders a number of cottages on the southwest boundary, and benefits from outline planning consent, subject to Reserved Matters for the development of three, detached, two-storey residential dwellings.

SITE AREA

The site extends to approximately 0.43-acres/0.174-hectares or thereabouts.

SERVICES

It is understood that mains gas, electricity, water, and drainage are all available within Brook Street. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The site has the benefit of an outline planning application for housing, with all matters reserved, on land between 22 & 34 Brook Street, Loscoe, under application code AVA/2024/0542, which was issued by Amber Valley Borough Council (AVBC), the local planning authority, on 10th June 2025. A copy of the planning decision notice, together with topographical survey, and indicative house types/designs, are available from AVBC planning portal. Alternatively, these can be supplied upon request, from the Agents.



ENERGY PERFORMANCE CERTIFICATE (EPC)

Not required.

TENURE

Freehold, with vacant possession.

GUIDE PRICE

Offers are invited in the region of £250,000 (two hundred and fifty thousand pounds).

VIEWINGS

The site can be viewed from edge-of-pavement. Further information can be obtained from the Agents: -

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

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OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



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