

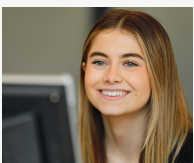


**Land East Of 2b Kenilworth Drive And 20, Ladywood Road, Ilkeston,
Derbyshire DE7 4NE**

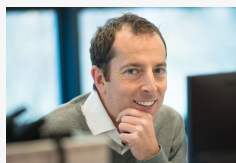
Residential Development STP

- ▶ **Site area 0.24 acres (0.1 Hectares)**
- ▶ **Popular town location**
- ▶ **Established residential area**
- ▶ **Excellent frontage on A6096**

For enquiries and viewings please contact:



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Location

Ilkeston lies within the Borough of Erewash on the Derbyshire / Nottinghamshire boarder offering excellent access to both cities, with Derby located approximately 8.5 miles to the west and Nottingham 7.5 miles to the east. Ilkeston itself is well positioned, offering convenient access just 4 miles south to Junction 26 of the M1 motorway via the A610 and A6096 where the site is situated.

The surrounding area of the site is predominantly residential and is located on the edge of the Kirk Hallam village with many amenities such as local schools, medical practices and places of worship, alongside convenience stores, hairdressers and other services.

Description

The site comprises a small rectangular parcel of land which is currently green open space extending to 0.24 acres (0.1 Hectares) and is currently used for recreational use within the village.

There is currently no planning in place for the site, but it readily lends itself to residential housing considering the area and surrounding amenities such as a bus stop at the edge of the site.

Accommodation

	Hectares	Acres
Total	0.1	0.24

Measurements are quoted in accordance with the RICS Property Measurement Second Edition.

Services

We understand mains services are available in the road. Interested parties should seek confirmation from relevant suppliers about suitable services.

Planning

The agents understand the site is well situated within the settlement framework of Ilkeston and Kirk Hallam and therefore, subject to obtaining the necessary planning consents may be suitable for residential development. All interested parties are advised however to liaise with the planning department at the local authority.

Tenure

The site is held freehold.

Business Rates

The land is not assessed for the purpose of Business Rates

Price

Offers will be considered on a conditional / unconditional basis.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party is to bear their own legal and professional fees incurred in the transaction.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 18-Oct-2023



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