

**BEST BIDS BY MIDDAY 1ST DECEMBER 2023**

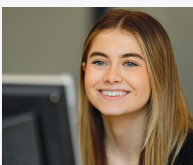


**Land At Wardlow Road, Ilkeston, East Midlands DE7 8TE**

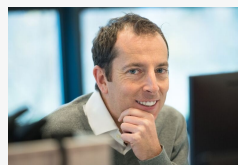
## **Residential Development STP**

- ▶ **Site area 1.43 acres (0.58 Hectares)**
- ▶ **Popular town location**
- ▶ **Established residential area**
- ▶ **Excellent connections to A6007**

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 just off from Heanor Road (A6007) which connects you to Heanor, Ripley and beyond. The surrounding area benefits from many amenities such as Ilkeston Community Hospital, further medical practices, local schools, places of worship alongside convenience stores, beauty salons and other beneficial services.

### Description

The site comprises a rectangular parcel of land which is currently green open space extending to 1.43 acres (0.58 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.

### Accommodation

	Hectares	Acres
<b>Total</b>	0.58	1.43

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 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

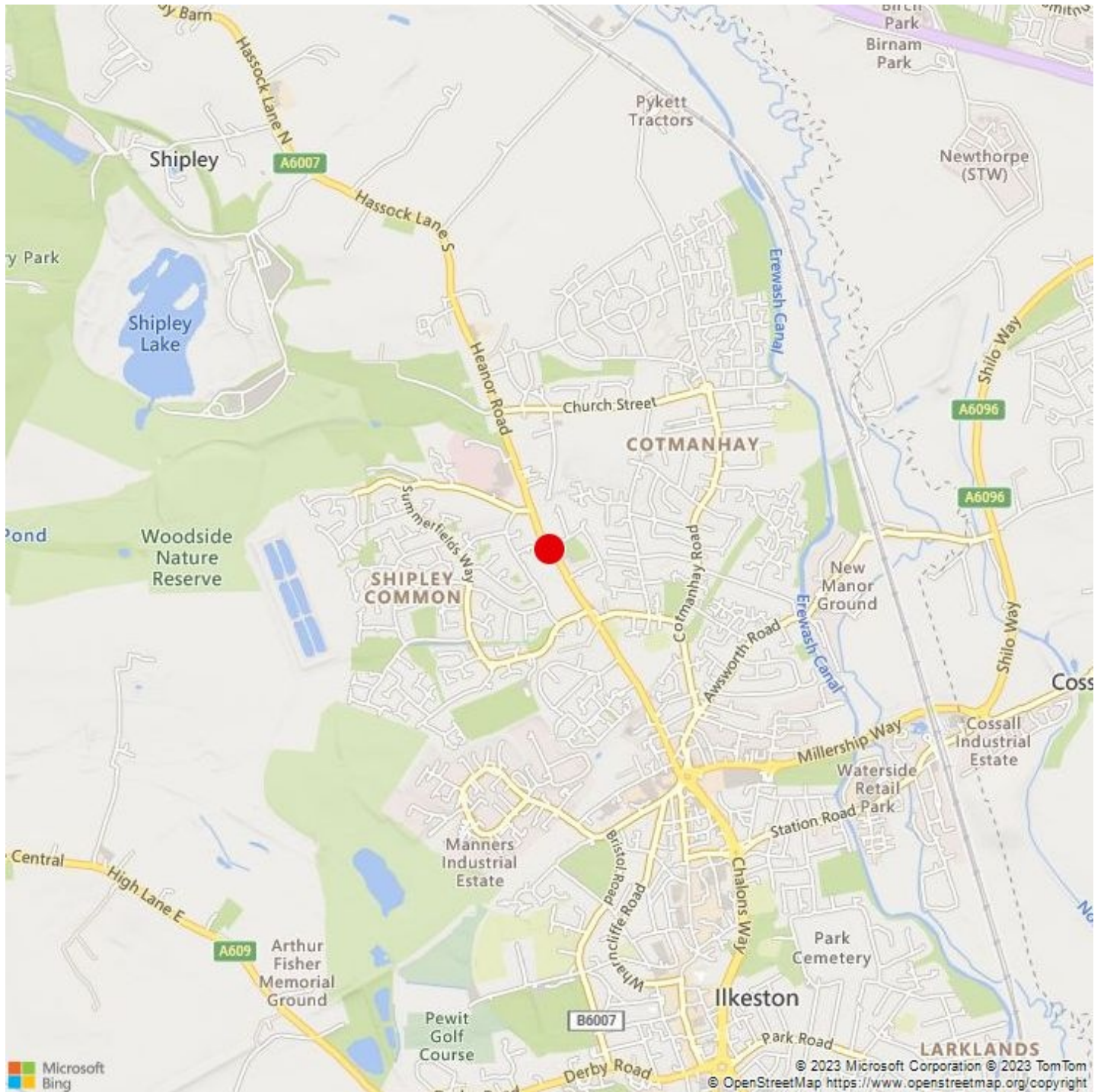
Viewings are by appointment with sole agents Innes England

### 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: 01-Nov-2023





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