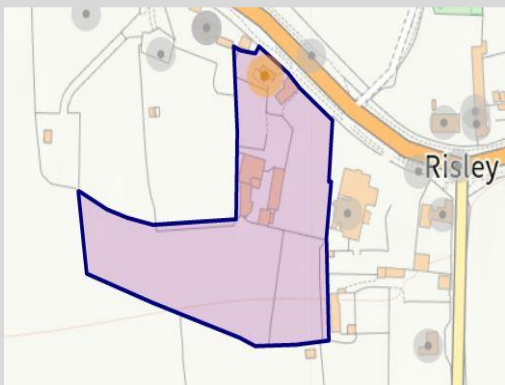


Land East of The Forge Derby Road, Risley Derby, DE72 3SS

Planning permission granted for the erection of a four double bedroom detached house of approximately 129 square metre (1388 square feet), details of which can be found on the Erewash Borough Council planning portal with the reference ERE/0522/0009. The site fronts Derby Road and is considered as an infill development on the outskirts of the village, situated between the Risley Park public house and the Forge at 111 Derby Road, which is currently a small holding of approximately 3.8 acres. The current plans include a shared driveway along the west side of the property, with private parking at the rear and a generous garden to the east of the dwelling. To date the current owners have only been able to get planning permission for one plot, however would be interest to entry into an agreement to explore further options.



£275,000

Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**