



**40 Green Lane, Ockbrook  
Derby, DE72 3SE**

Farm House with associated yard and outbuildings with outline planning permission granted for the erection of a large single storey dwelling with parking and gardens. Yew Tree Farm, which fronts Green Lane, is a three double bedroom detached house with scope for extension and development in it's own right. The property has recently been let out at a sum of £1100 PCM so therefore is in a lettable condition, yet has potential for development. Details of the successful planning application can be found online, on the Erewash Borough Council Planning Register, reference 0123/0050. Ockbrook is a popular village location with swift access to both the cities of Derby and Nottingham, with a strong village community, good schooling, rural walks and number of bridleways.



**£695,000**



**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.**

# Energy performance certificate (EPC)

40 Green Lane  
Ockbrook  
DERBY  
DE72 3SE

Energy rating  
**E**

Valid until: 28 September 2032

Certificate number: 2310-1001-8231-5512-2204

Property type

Detached house

Total floor area

121 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

