







# 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	Valid until:	28 September 2032
	E	Certificate number:	2310-1001-8231-5512-2204
operty type	I	Detached hous	e

### Rules on letting this property

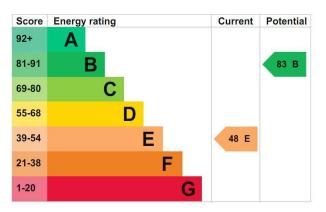
Properties can be let if they have an energy rating from A to E.

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

# 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.



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













