

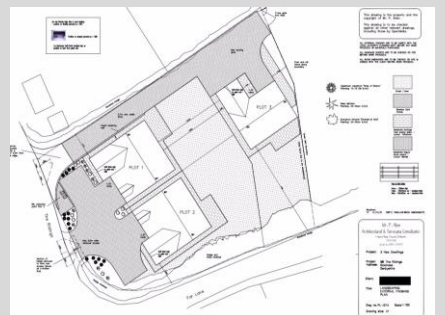


## 98 The Ridings, Ockbrook Derby, DE72 3SF

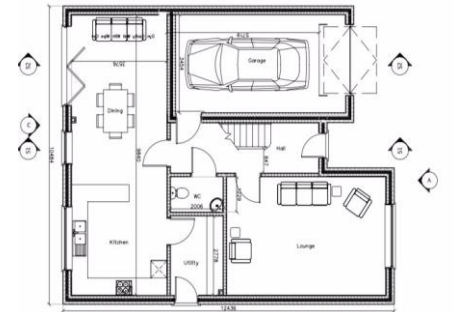
Four bedroom detached house of approximately 2200 square feet, situated on a plot of approximately 1.5 acres with planning approval granted for the demolition of the existing dwelling and erecting of three four bedroom detached houses. Alternatively retain the existing property and have the benefit of a future investment. Groundworks have begun for plot 3, which is located to the rear of the development and would include a paddock. Full details of the application can be found on the Erewash Borough Council planning portal, the application number being 1021/0066. Plots 1 and 2 would extend to approximately 1990 square feet, whilst plot 3 would be approximately 1600 square feet, yet would likely be the most desirable plot having land to the rear and rural views.



Proposed Front Elevation A  
Scale 1:100



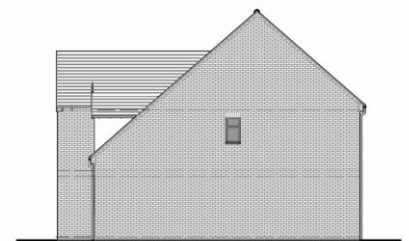
**£850,000**



Proposed Rear Elevation C  
Scale 1:100



Proposed Side Elevation D  
Scale 1:100



Proposed Side Elevation B  
Scale 1:100



**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.**

