



Computer generated image for illustrative purposes only

Hauseit.

Development opportunity
Amber Valley, Derbyshire

Land at Elnor Street Langley Mill

Planning permission granted for eight new-build dwellings, arranged as two terraces of four two-bedroom houses, on a level brownfield corner site within walking distance of Langley Mill station.

£235,000

Guide price · Freehold with vacant possession

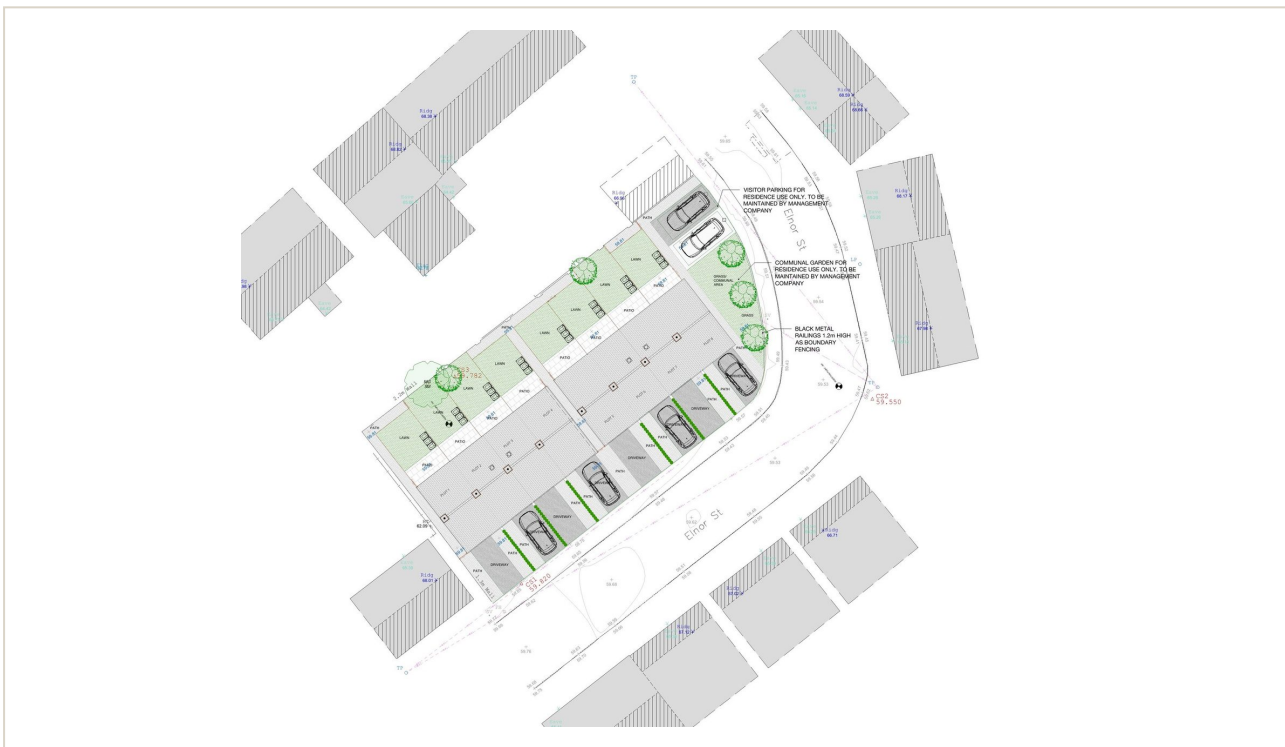
0116 216 6777 · info@hauseit.co.uk · hauseit.co.uk

Eight consented dwellings on a cleared corner plot

A residential development opportunity with planning permission granted for the demolition of the existing building and the erection of eight new-build dwellings, arranged as two terraces of four.

The site occupies a corner position on Elnor Street with frontage to two sides. It currently accommodates a single-storey former workshop building which is vacant and in poor condition, with windows broken and boarded, offering a straightforward demolition-and-build proposition on level, previously developed land.

The consented scheme delivers eight two-bedroom houses, each with a private rear garden, patio and off-street parking. A communal garden and visitor parking bays are provided for residents, to be maintained by a management company. The site is offered freehold with vacant possession.



Approved site plan, drawing TR2541-A-P01 Rev B by TUK Rural Ltd. Not to scale.

8

Consented dwellings

£1.52m

Gross development value

15%

Land cost as share of GDV

Red brick under grey clay



Front elevation to Elnor Street.



Rear elevation to the gardens.

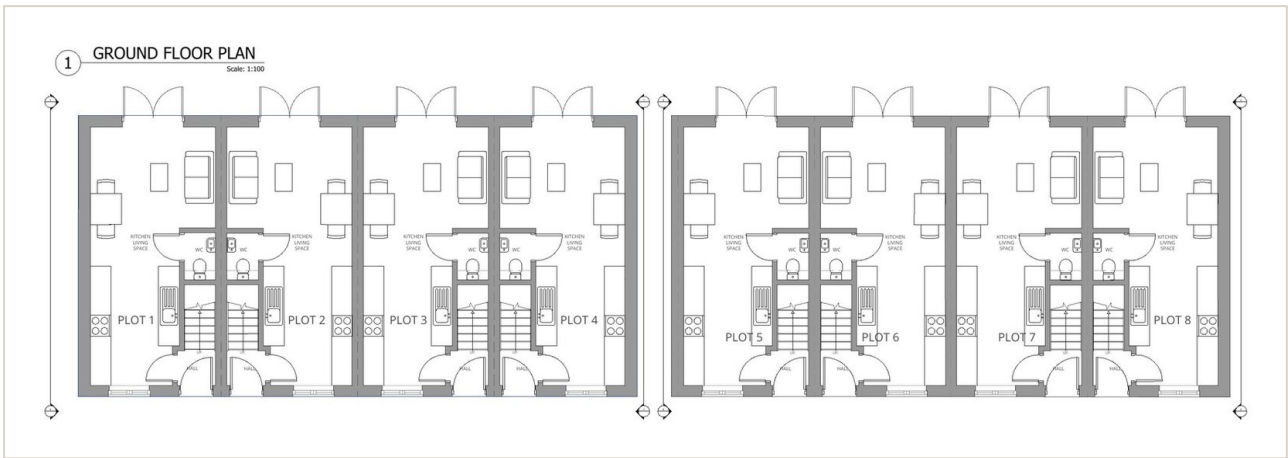
Specification

Roof	Grey Gemini clay tiles
Walls	Red facing brick
Windows and doors	White uPVC
Garden walls	Brick as existing
Garden fences	Timber close board

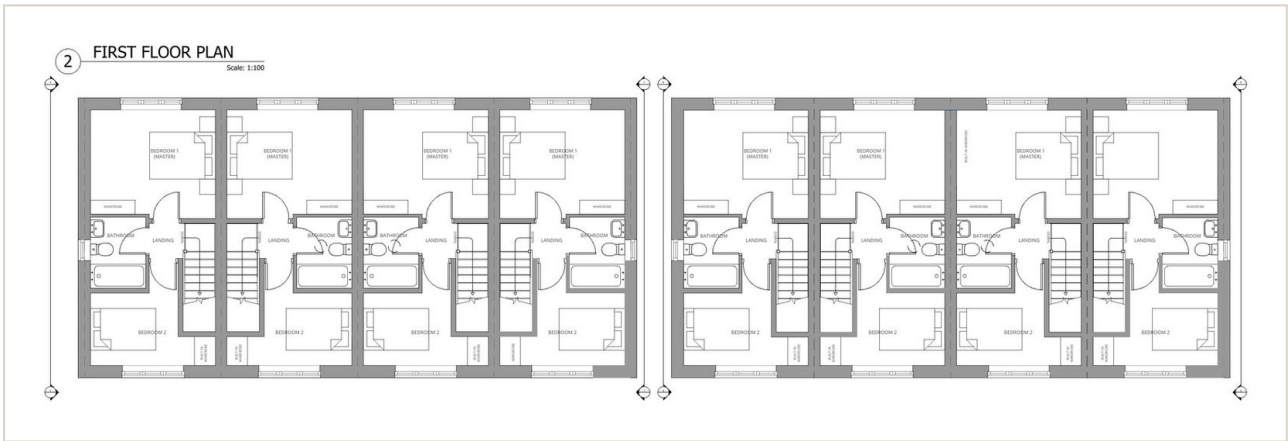
Site works

Patios	600 × 600mm buff slabs
Driveways	Black porous tarmac
Paths	Grey block paving
Boundary	1.2m black metal railings
Planting	5 × field maple

Two terraces of four



Ground floor: entrance hall, cloakroom, kitchen and living space.



First floor: master bedroom with built-in wardrobe, second bedroom and bathroom.

Areas per house

External footprint	4.04m × 8.10m
Internal footprint	3.62m × 7.45m
Gross internal area per floor	26.9 sq m
Gross internal area	c. 54 sq m / 580 sq ft

Areas scaled from the approved 1:100 planning drawings and stated as approximate. Purchasers must satisfy themselves as to all dimensions.

Levels

Finished floor level	59.96
Eaves	64.81
Ridge	68.62

Every plot benefits from a private rear garden laid to lawn with a paved patio, a block-paved path and its own tarmac driveway.

Indicative numbers

Gross development value

Value per dwelling	£190,000
Dwellings consented	8
Total GDV	£1,520,000

Costs

Land	£235,000
Acquisition costs	£5,000
Build, £90,000 per dwelling	£720,000
Contingency at 5%	£36,000
Professional fees at 6%	£43,200
Demolition and clearance	£30,000
Sale costs	£26,240
Finance, 12 months	£70,000
Total cost	£1,165,440

23%

Profit on GDV

30%

Profit on cost

Figures are indicative and provided as a guide only. Build costs are the vendor's estimate. No allowance has been made for Community Infrastructure Levy or Section 106 contributions. Interested parties must satisfy themselves as to build costs, sales values and all planning obligations, and should not rely on these figures in making an offer.

At a glance

- Planning permission granted for eight new-build dwellings
- Two terraces of four two-bedroom houses
- Freehold with vacant possession
- Guide price £235,000, approximately 15% of GDV
- Total GDV of £1,520,000 at £190,000 per dwelling
- Private garden, patio and off-street parking to every plot
- Communal garden and visitor parking for residents
- Corner site with dual frontage to Elnor Street
- Level, previously developed brownfield plot
- Walking distance of Langley Mill station



The existing building, vacant and to be demolished. Drawing TR2541-A-E01 by TUK Rural Ltd.

Langley Mill, Derbyshire

Langley Mill sits between Heanor and Eastwood in the Amber Valley district of Derbyshire, close to the Nottinghamshire border. The site is within walking distance of Langley Mill railway station on the Erewash Valley line, with regular services to Nottingham and Derby, while the A610 provides fast access to junction 26 of the M1.

Local shops, schools and everyday amenities are all close at hand. The immediate area is predominantly residential, making the scheme well suited to first-time buyer and investor demand.

Planning

Planning permission was granted by Amber Valley Borough Council under reference [REFERENCE] on [DATE].

Site and location plan	TR2541-A-P01 Rev B
Elevations and floor plans	TR2541-A-P02 Rev B
Existing elevations	TR2541-A-E01
Architect	TUK Rural Ltd

Copies of the decision notice, approved plans and associated documents are available on request.

