



**Land To Rear Of Baker Street, Alvaston, Derby, DE24 8SE**

**welcome to**

## **Land To Rear Of Baker Street, Alvaston, Derby**

An opportunity to acquire a freehold development site with planning permission in popular Alvaston, close to A50 and M1 access.

### **Planning Permissions**

The site has been granted planning permission for the demolition of number 159 Baker Street and the erection of 12 dwelling houses under planning application reference 02/17/00137. The site is formed by a garden assembly to the rear of 159-169 Baker Street, Alvaston.

### **Access**

Access is to be strictly by prior appointment with the selling agents. Access cannot be gained to the site without a prior appointment having been made. For further information call Jamie Forman 07970 101575. Bagshaws Residential, 32-34 The Cornmarket, Derby, DE1 2DG 01332 361308 Email: [derby@bagshawsresidential.co.uk](mailto:derby@bagshawsresidential.co.uk)

### **Agent Note**

We understand that a vehicular right of way may exist across part of the land. Further details on request.



Front Elevation - Plots 1-6

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**Land To Rear Of Baker Street,  
Alvaston Derby**

- Freehold Development Site
- Planning Permission Granted for 12 Dwellings
- Derby City Council Reference 02/17/00137
- Sought After Location
- Close to Derby City Centre

Tenure: Freehold EPC Rating: Exempt

**£575,000**



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Property Ref:  
DBY121397 - 0005

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