



## Land at 53 Arlington Road, Derby, Derbyshire, DE23 6NZ

**£475,000**



RESIDENTIAL LAND OPPORTUNITY

FOR SALE - Residential development opportunity in a well located suburb.

0.36 acre site with detailed planning consent with reserved matters for two large detached residential dwellings.

Offers invited at £475,000 for the freehold.

Shovel-ready residential scheme located in a sought after location.





LOCATION

The land at 53 Arlington Road occupies a desirable position within the established residential suburb of Littleover, approximately 4 miles southwest of Derby City Centre.

Littleover is a popular and well-regarded area, known for its strong sense of community, a wide range of local amenities and excellent schooling options.

The site itself enjoys convenient transport links, with the A38 providing straightforward access to the M1 Motorway and wider national road network.

East Midlands Airport is located roughly 20 minutes to the southeast, with the surrounding area benefiting from nearby parks, public amenities and a range of retail and leisure facilities.

DESCRIPTION

The plot extends to approximately 0.36 acres, is broadly square in shape and occupies a well-positioned plot within an affluent area with detailed planning permission with reserved matters granted on 12th April 2023 for the construction of two substantial four-bedroom, two-storey detached dwellings.

The opportunity is ideally suited to a small-scale developer or self-builder looking to deliver the approved scheme for occupation or resale.

With planning in place and detailed site information readily available, this is a shovel-ready residential development in an increasingly sought-after location.

ACCOMMODATION

Having taken into consideration the boundaries the site extends to approximately 0.36 acres (0.15 hectares).

PLANNING

Detailed planning consent with reserved matters has been granted by Derby City Council under reference 22/01654/RES.

Any enquiries with regards to the planning application should be made to the local planning authority.

A comprehensive information pack is available upon request from the agents.

SERVICES

It is our understanding that all main services are available to the site.

BUSINESS RATES

The site is not currently listed as having a council tax banding and therefore we strongly advise that all interested parties make their own enquiries with the local billing authority.

TENURE

The property is available to purchase freehold and with vacant possession.

PRICE

Offers for the freehold are invited at £475,000.

VAT

It is our understanding that VAT is not applicable on the purchase of this property.

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party are to bear their own legal costs in connection with this transaction.

VIEWING

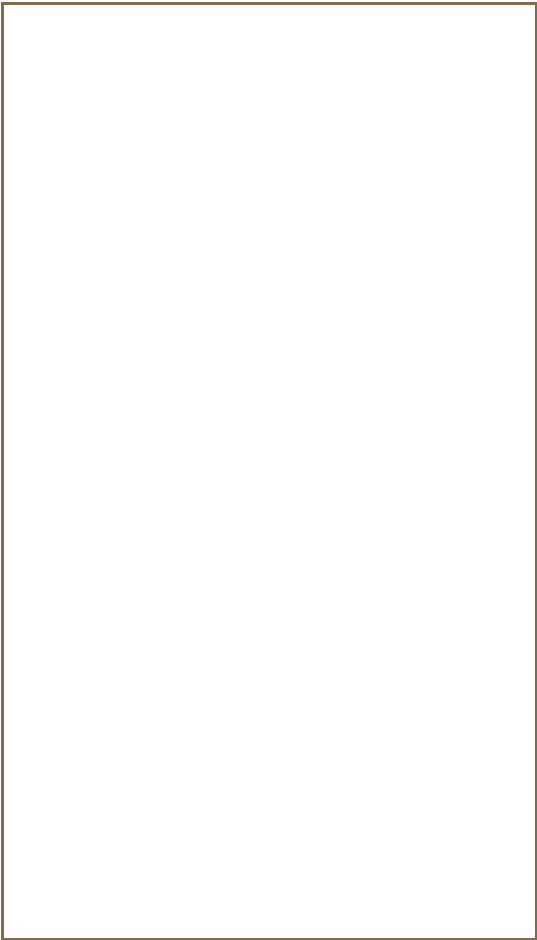
Strictly via appointment with sole agent - BB&J Commercial 01332 292825.

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Area Map



Floor Plans



Energy Efficiency Graph

