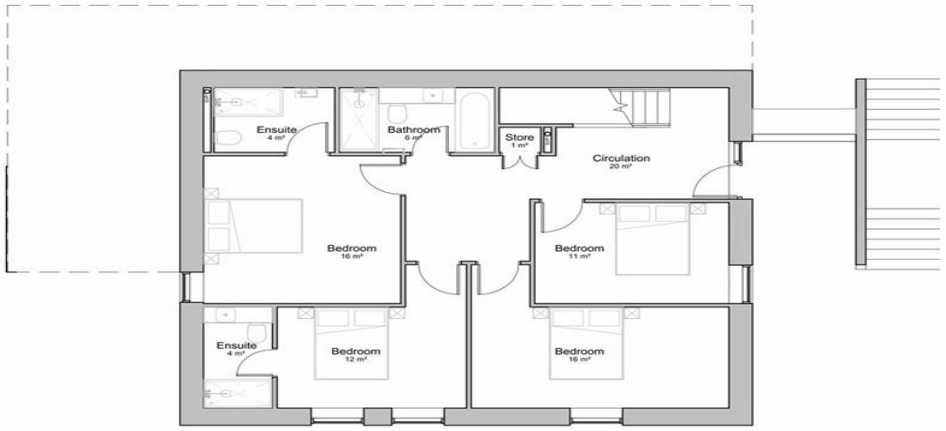
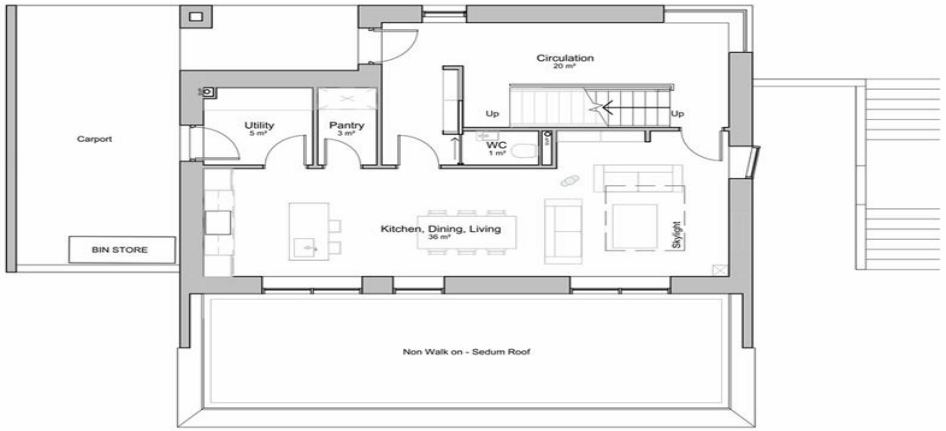
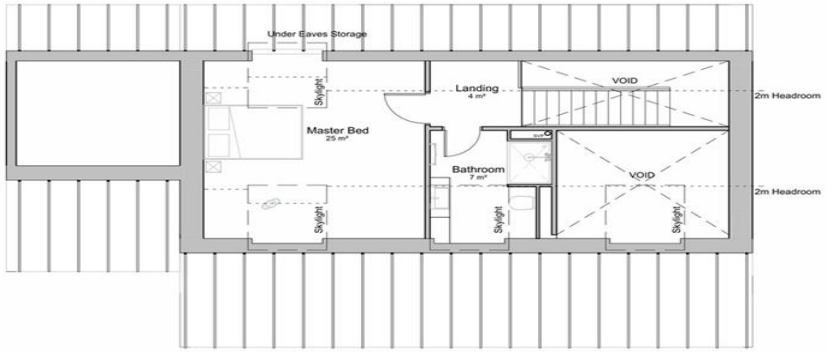


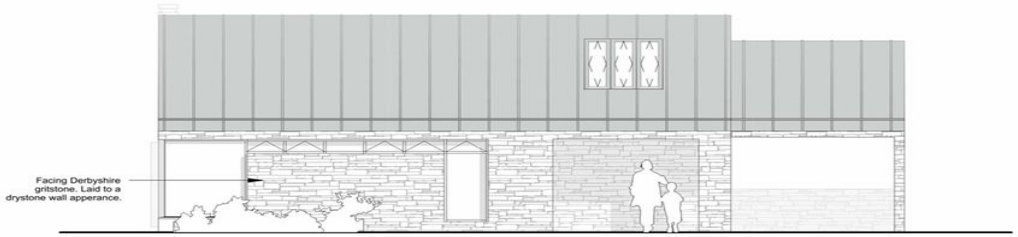
-1 | Level -1 | 1 : 100



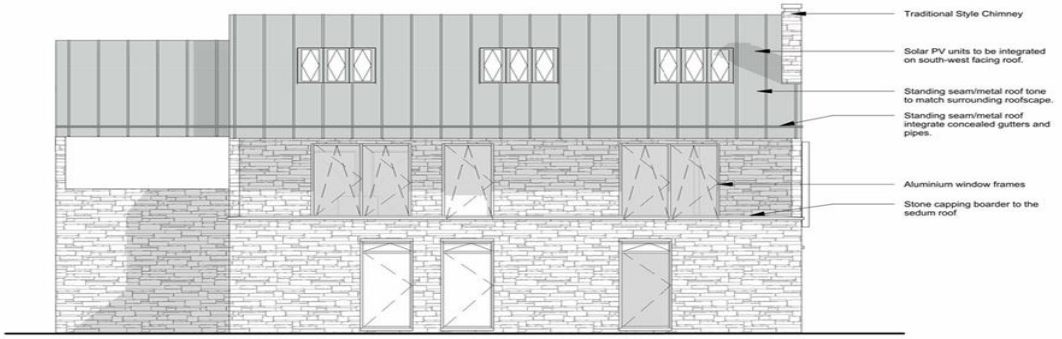
0 | Level 0 | 1 : 100



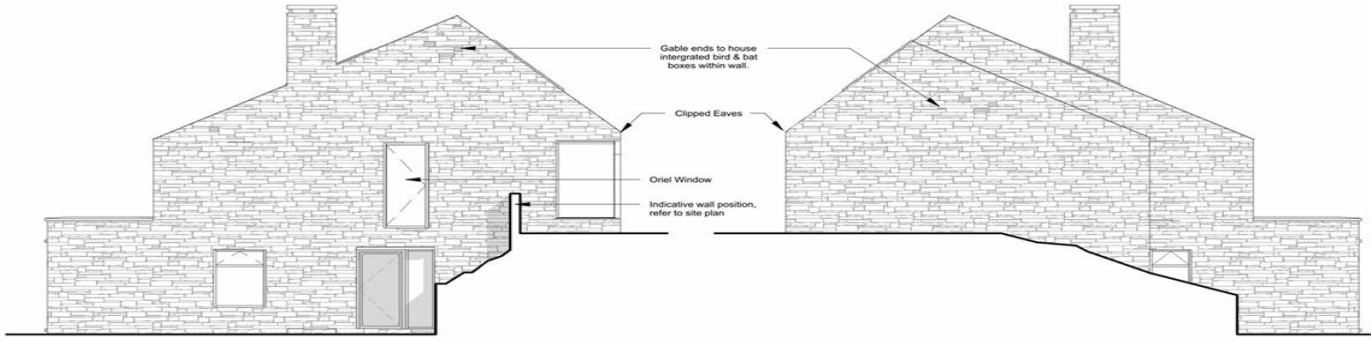
1 | Level 1 | 1 : 100



E01 | Front Elevation | 1 : 100



E02 | Rear Elevation | 1 : 100



E03 | Side Elevation 01 | 1 : 100

E04 | Side Elevation 02 | 1 : 100

Bolehill Road,Bolehill Matlock DE4 4GL

bagshaws residential

welcome to

Bolehill Road, Bolehill Matlock

A rare opportunity to acquire a 0.68-acre freehold development site with planning permission for five family homes in the sought-after village of Bolehill, Wirksworth. The cleared site enjoys stunning Derbyshire Dales views and benefits from a water connection and services available at the boundary.

Planning Permissions
Full planning permission was granted under reference 23/00178/FUL on 13th September 2023 for the demolition of a dwelling and construction of 5 dwellings.
A subsequent planning application under reference 25/01178/VCOND was granted on 18th February 2026 for a variation of condition 2 on the above planning consent.
A material start has been made on site which includes the demolition of the existing dwelling, thus meaning the planning permission is extant. Full technical plans and structural designs are included with the sale.
Full details of the planning application and planning drawings are available via the selling agent or on the Derbyshire Dales District Council planning portal.
S106 & CIL
There are no S106 obligations connected to the planning consent and we understand Derbyshire Dales District Council are not a CIL charging authority.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



1 | North-East Elevation | 1 : 100

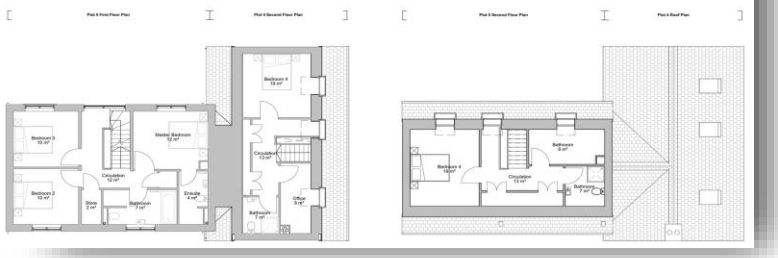
2 | North-West Elevation | 1 : 100



3 | South-West Elevation | 1 : 100

4 | South-East Elevation | 1 : 100





welcome to

Bolehill Road,

Bolehill Matlock

- 0.68 Acre Freehold Development Site.
- Planning Permission for 5 Dwellings.
- Site Cleared & Ready for Development.
- Sought-After Bolehill, Wirksworth Location.
-

Tenure: Freehold EPC Rating: Exempt

offers in the region of

£740,000



1 | Proposed Landscaping Plan | 1 : 200

view this property online bagshawsresidential.co.uk/Property/ABN107136

The Property Ombudsman

Property Ref:
ABN107136 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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