BRICKS + MORTAR

Peats Close,
Kirk Ireton, DE6 3LH

A fantastic opportunity to acquire a building plot with full planning consent in this extremely popular village. Located at the end of a quiet cul-de-sac in the heart of a 'chocolate box' village, the consent allows for the construction of a detached 3 bedroom home with space for two vehicles to park.

The architect drawings envisage the ground floor comprising a hallway with doors off to the spacious living-dining room, office and ground floor WC. There is a utility room off the kitchen. To the first floor are three bedrooms and a bathroom. There is space at the rear for a garden.

Kirk Ireton itself is a pretty hill village in the Derbyshire Dales. The famous Barley Mow public house welcomes locals, walkers and cyclists for real ales and weekend meals and there is a beautiful Norman church, a village shop and village hall. The village field includes a football pitch, boules rink and tennis court, whilst a separate children's playing field offers a playground and more outdoor space.

Nearby Wirksworth is 3 miles away and has been named The Sunday Times 'Best place to live in Derbyshire'. The delights of the Peak District including Chatsworth House, Bakewell, Buxton and the High Peak Trail are all a short drive away, whilst Derby, Ashbourne and the A38 and M1 are all also within a 20-25 minute drive.

- Building Plot with full planning consent
- Application No: 26/00314/FUL
- Three bedroom detached home
- Parking space for 2 vehicles
- Located on quiet cul-de-sac
- In heart of this popular village
- Primary school 2 minute walk
- Park 1 minute walk and sports field 3 minute walk
- Village pub, church, village hall
- Countryside walks and cycle routes in all directions

£125,000

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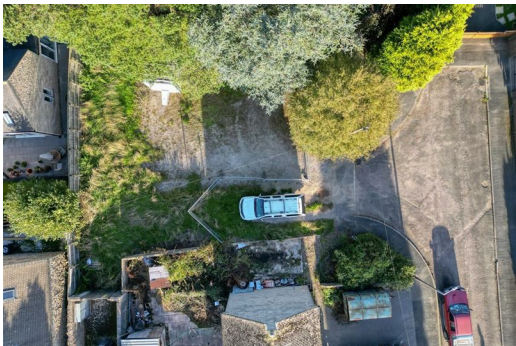
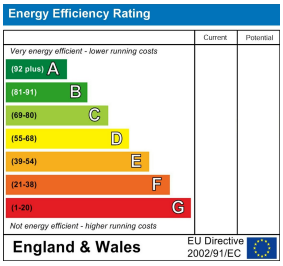
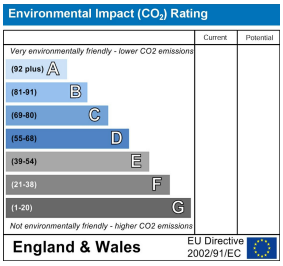
Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us







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