



HEATH AVENUE, LITTLEOVER, DERBY

PRICE £495,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



## WELCOME TO HEATH AVENUE

---

**DEVELOPMENT & RENOVATION OPPORTUNITY WITH BUILDING PLOTS** - An attractive Edwardian detached property of style and character with double detached garage and this most generous mature garden plot. This substantial garden area includes a building plot with outline planning consent granted for the construction of two three bedroom semi-detached dwellings.

The property is situated in this highly convenient cul-de-sac location in the heart of Littleover village close to an excellent range of local amenities and also located within the catchment area for Littleover School & Wren Park Primary School.

## THE DETAIL

---

A rare and exciting development opportunity to acquire an attractive, Edwardian three-bedroom detached residence, requiring modernisation, together with a valuable building plot benefiting from outline planning permission for the construction of two new semi-detached homes within the adjoining garden. The main property also has a gated driveway to the rear with access to a double detached garage.

As part of the approved scheme, alterations will be required to the existing property to ensure that the principal windows of No. 15 Heath Avenue do not overlook the proposed new homes. Further details can be found on the local authority planning portal under application reference 24/01345/FUL

The approved alterations to the existing house will create accommodation comprising an entrance hallway, guest cloakroom shower wc, an east-facing lounge, dining room, dining kitchen with a side porch/utility room. Upstairs, the first floor landing gives access to three bedrooms, master with en-suite shower room, two further bedrooms and a family bathroom.

The proposed semi-detached properties will each comprise an entrance hallway, guest cloakroom wc, dining kitchen to the front elevation, and a rear lounge with bi-fold doors opening onto the garden. To the side will be a tandem driveway, while the first floor will provide three bedrooms and a family bathroom. Further details can be found on the local authority planning portal under application reference 24/01435/OUT

We believe the proposed dwellings will prove highly desirable, occupying a popular and convenient residential position in the heart of Littleover village centre.

CB+CO





### The Location

The property occupies a convenient location just a short stroll from Littleover Village centre to include an excellent range of local shops and amenities. These include a supermarket, Post Office, petrol station, coffee shop and a further range of retail outlets. This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.

There is also swift access to the A38 and A50 leading to the M1 motorway and the main motorway network

The property also falls within the catchment area for the noted Littleover Community School and Wren Park Primary School. Private education is also within easy access at Derby High School and Derby Grammar School for boys.

### AML Verification

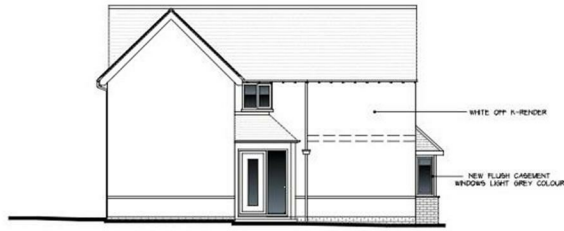
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.



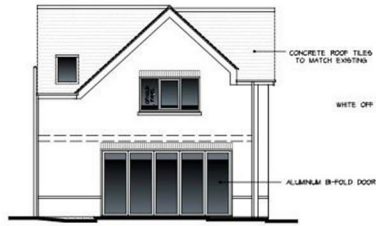




COMPOSITE FLUSH CASSEMENT WINDOWS



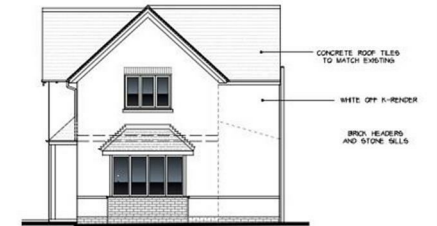
PROPOSED FRONT (SOUTH) ELEVATION  
1:100



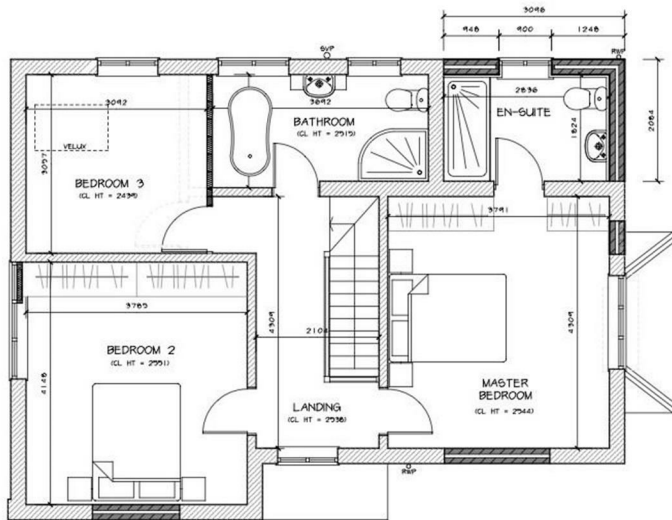
PROPOSED SIDE (WEST) ELEVATION  
1:100



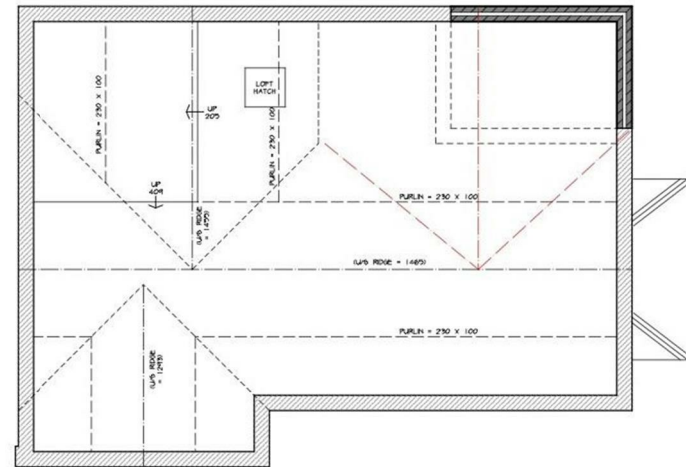
PROPOSED REAR (NORTH) ELEVATION  
1:100



PROPOSED SIDE (EAST) ELEVATION  
1:100

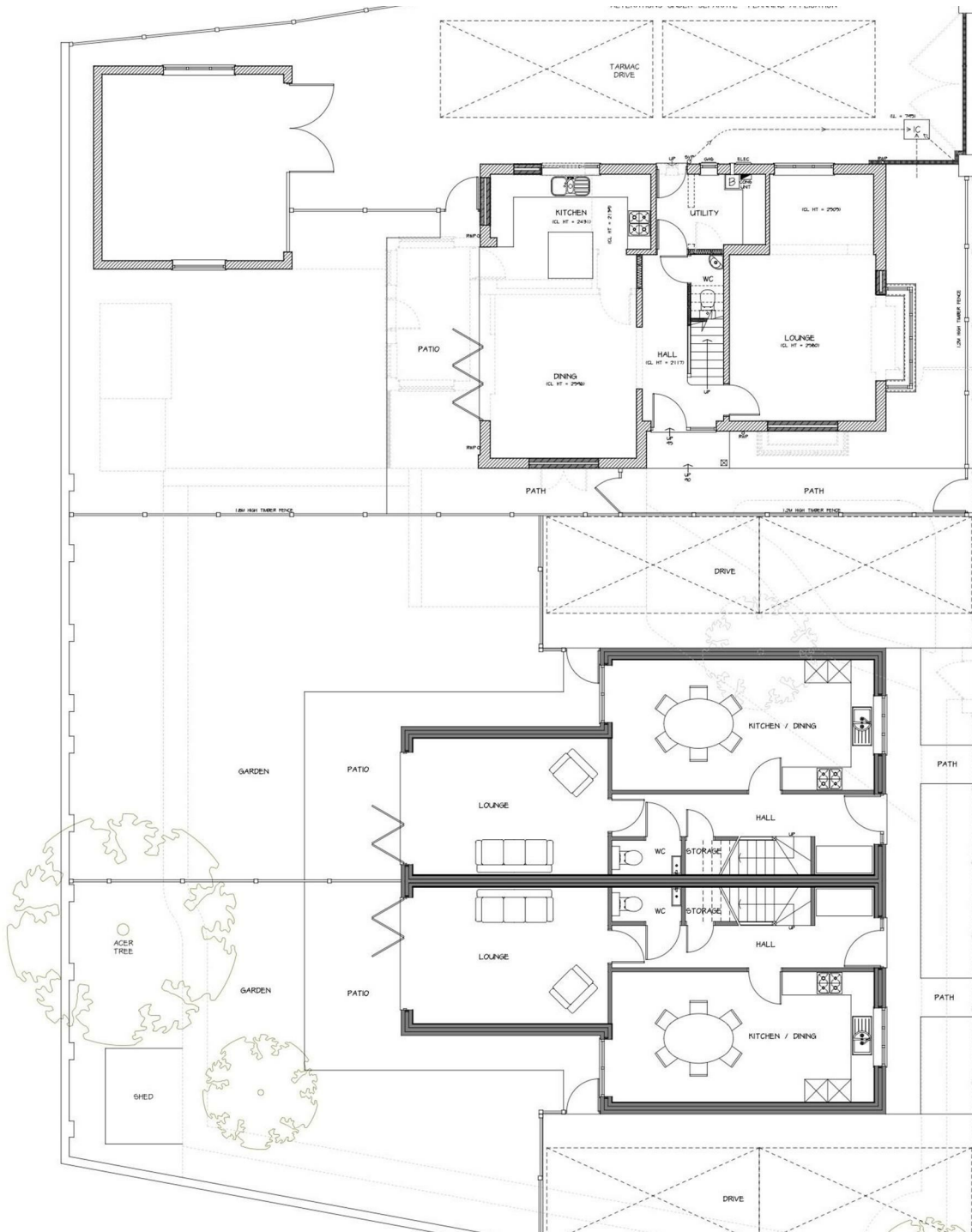


PROPOSED FIRST FLOOR PLAN  
1:50



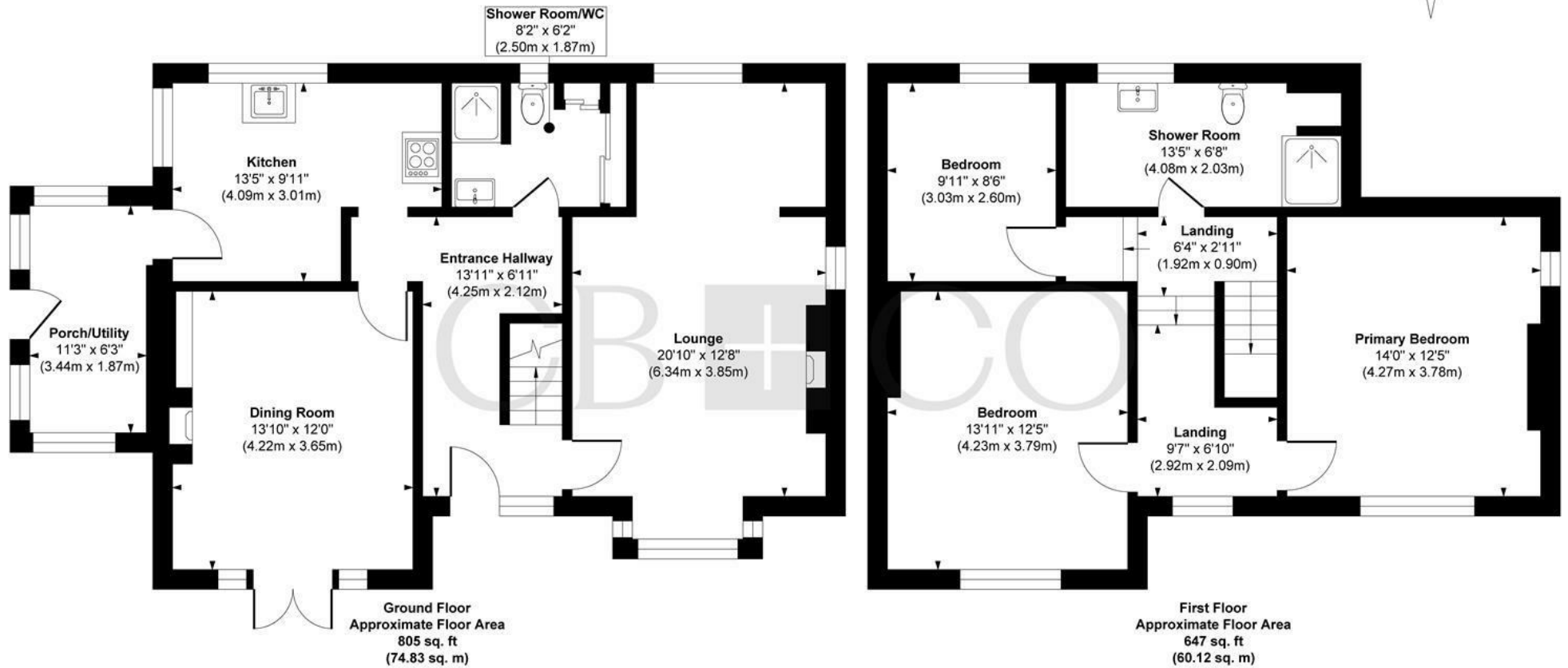
PROPOSED LOFT PLAN  
1:50







# Heath Avenue, Littleover, Derby



**Approx. Gross Internal Floor Area 1452 sq. ft / 134.95 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## THE PARTICULARS

APPROX

1452.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

D

- Development Opportunity with Existing House & Two Building Plots
- Edwardian Three Bedroom Home with Exciting Potential
- Building Plots - Outline Planning Consent Granted for Two Three Bedroom Semi-Detached
- Existing House - Entrance Hallway, Shower Room/WC
- Spacious Lounge & Separate Dining Room
- Three Bedrooms & Shower Room
- Gated Rear Driveway with Double Detached Garage
- Located in the Heart of Littleover Village close to Excellent Amenities
- Littleover School & Wren Park Primary School Catchment Areas
- No Chain Involved

## DARLEY ABBEY MILLS

---

### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

---

### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved