



- **Substantial freehold investment comprising six self-contained flats together with development land benefiting from planning permission for the construction of two semi-detached houses**
- **Part vacant possession**

Location:

The property is situated on Loscoe Road (A6007) within Heanor town centre. The property is conveniently located for local shopping and transport facilities. Rail services are available from Langley Mill Station approximately 1 mile away, whilst road links include the A6007, A608 and nearby M1 motorway. A range of shops, supermarkets, cafés, bars and restaurants can be found within Heanor town centre. Recreational amenities include Shipley Country Park and the surrounding Derbyshire countryside.

Description:

A substantial freehold property comprising six self-contained flats together with a range of outbuildings and adjoining land. The property benefits from planning permission for the demolition of the existing outbuildings and the erection of two semi-detached houses. The consent also authorised the creation of additional residential accommodation within the existing building. These conversion works have already been completed and are understood to have resulted in the creation of two additional flats, bringing the total accommodation to six flats. The approved two semi-detached dwellings have not yet been constructed.

Accommodation:

Unit	Accommodation	EPC	Council tax	Rent
Flat 1	One bedroom, open plan living room and kitchen, bathroom/WC	D	A	Held on a tenancy at a rent of £640 pcm
Flat 2	One bedroom, open plan living room and kitchen, bathroom/WC	D	A	Held on a tenancy at a rent of £700 pcm
Flat 3	One bedroom, open plan living room and kitchen, bathroom/WC	D	A	Held on a tenancy at a rent of £600 pcm
Flat 4	One bedroom, open plan living room and kitchen, bathroom/WC	D	A	Held on a tenancy at a rent of £700 pcm
Flat 5	Three bedrooms, kitchen, reception room, bathroom/WC	TBA	A	Vacant
Flat 6	Two bedrooms, open plan living room and kitchen, bathroom/WC	TBA	A	Vacant

Planning:

Planning permission was granted by Amber Valley Borough Council (reference: AVA/2018/0155) in June 2018 for 'Demolition of the existing outbuildings, the erection of 2 no. semi-detached 3 bedroom dwellings, change of use to provide a 2 bedroom maisonette and the change of use of the existing retail unit to provide a 3 bedroom self-contained flat'. The residential conversions permitted under the consent have been completed and are understood to have created two additional flats. The approved two semi-detached dwellings remain to be constructed. Further information is available from Amber Valley Borough Council: www.ambervalley.gov.uk

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

