

## Land at Derby Road, Stanley, Ilkeston, Derbyshire, DE7 6EX

Offers Around £175,000

Freehold



- Prime Residential Building Plot
- Ideal Opportunity to Build a Fabulous Home
- Planning Reference - ERE/0625/0010
- Spacious Three Bedroom Detached Home
- Stunning Views Over Open Countryside
- Ample Off-Road Parking
- Popular Village Location
- Delightful Walks in the Surrounding Open Countryside
- Easy Access to Derby, Ilkeston & Heanor





## Summary

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**GREAT BUILDING PLOT WITH VIEWS** - This is a fabulous opportunity to acquire a building plot with planning consent for the erection of a three bedroom, detached residence on the outskirts of this highly desirable village.

The plot is located on Derby Road and backs onto open fields offering stunning views. The suggested property would feature an entrance hall, fitted guest cloakroom, fabulous open plan living space with kitchen area and open plan lounge/dining room with bifold doors making the most of the views off the garden and beyond. The first floor would feature a landing with principal bedroom with views, dressing room and en-suite bathroom, a further bedroom with en-suite shower room plus an additional bedroom and family bathroom.

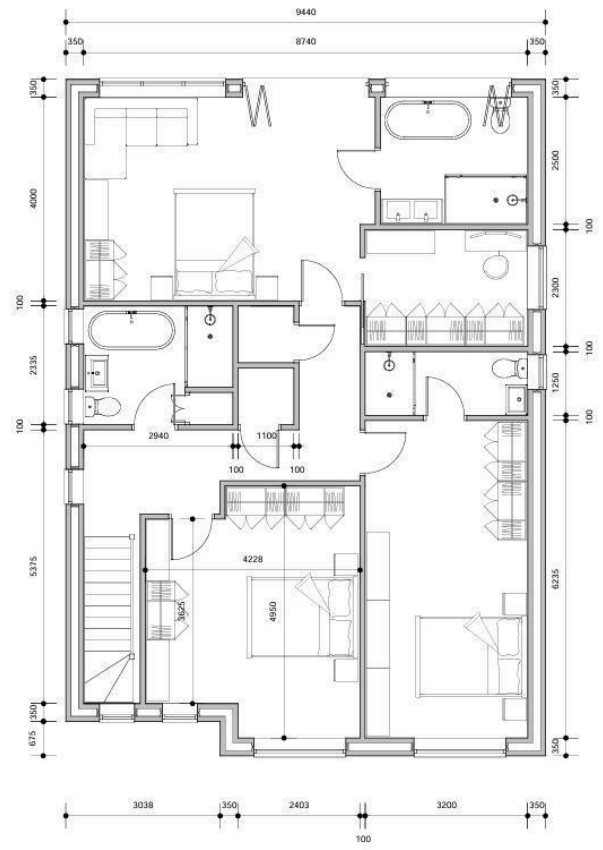
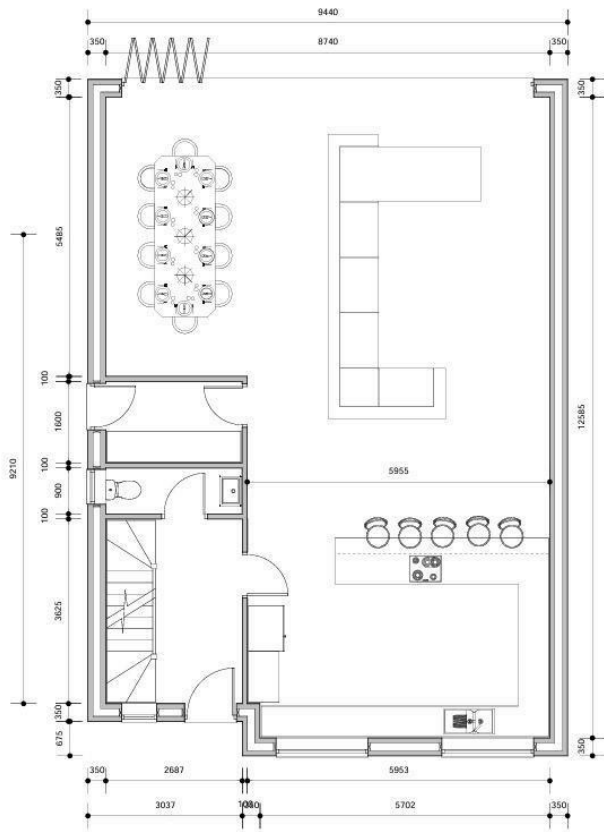
The property would feature ample off-road parking.

# F&C

### **The Location**

The plot is located on the outskirts of Stanley village which is set amidst attractive open countryside offering some delightful walks. The village itself features a primary school, church, village shop and a popular pub. Nearby Oakwood offers a further parade of shops and amenities as well as a leisure centre. The plot is convenient for Derby, Ilkeston and Heanor. Other places of interest include Morley Hayes and Horsley Lodge golf courses as well as Breadsall Priory.

### **Accommodation**





#### Duffield Office

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#### Derby Office

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Derby  
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#### Willington Office

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Findern Lane  
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Land at Derby Road  
Stanley  
Ilkeston  
Derbyshire  
DE7 6EX

Council Tax Band:  
Tenure: Freehold



#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |