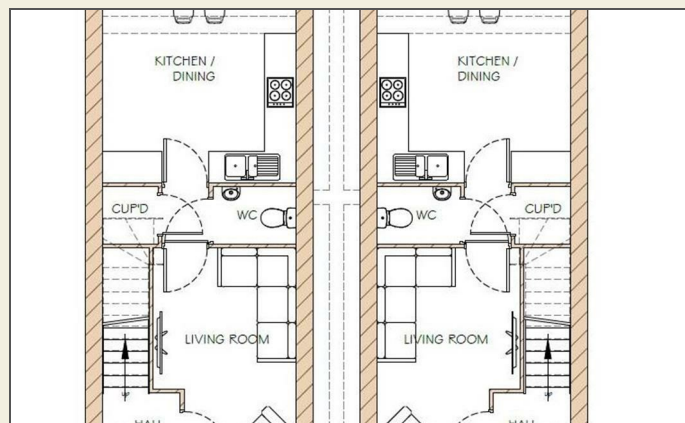




PROPOSED FRONT ELEVATION



## 3 Bed Land - Building Plot

Building Plot St. Mary Street, Ilkeston DE7 8AF  
Offers Around £95,000 Freehold



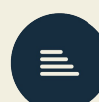
3



1



2



Fletcher  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Excellent Building Plot
- Erection of 2 x Semi-Detached 3-Bedroom, 2-Bathroom Dwellings
- EREWASH COUNCIL - ERE/0222/0026
- A Short Walk into Market Town - Good Amenities
- Attention Builders/Developers
- The Plot Has Made a Start with Footings

ATTENTION BUILDERS - A building plot presents an exceptional opportunity for builders and developers alike. This popular site has been granted for erection of two semi-detached, three-bedroom, two bathroom dwellings - EREWASH COUNCIL - ERE/0222/0026

The accommodation offers entrance hall, cloakroom, lounge, kitchen/dining, three bedrooms, dressing room, en-suite and family bathroom. { The Plot Has Made a Start with Footings }

The location is particularly appealing, as it is just a short walk from the bustling market town, which boasts a variety of good amenities. Residents will enjoy easy access to local shops, schools, and recreational facilities, ensuring a convenient and vibrant lifestyle.

#### The Location

The property's location on St. Mary Street gives easy access to the centre of Ilkeston. Ilkeston offers a retail park with large supermarkets, shops, busy high street with restaurants and bars and further schooling. There is easy access to both Derby and Nottingham and the M1 motorway.

#### Front

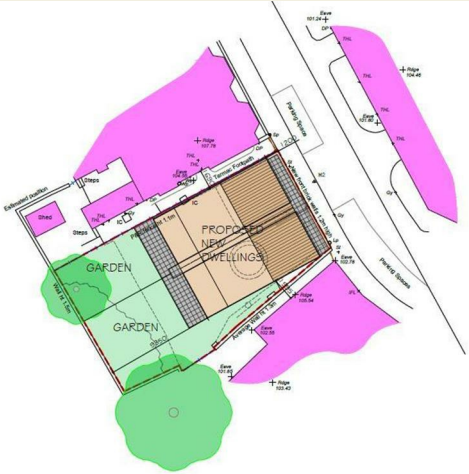


Rear



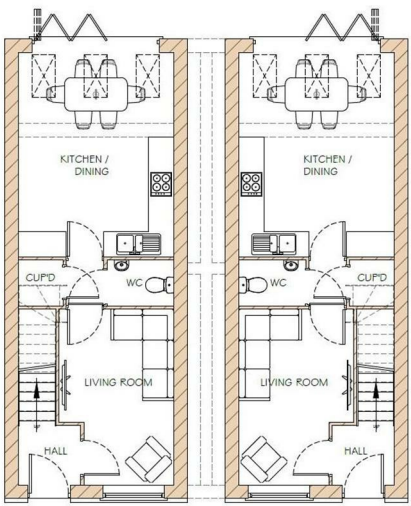
PROPOSED REAR ELEVATION  
SCALE 1:100

Site Plan



PROPOSED SITE BLOCK PLAN  
SCALE 1:200

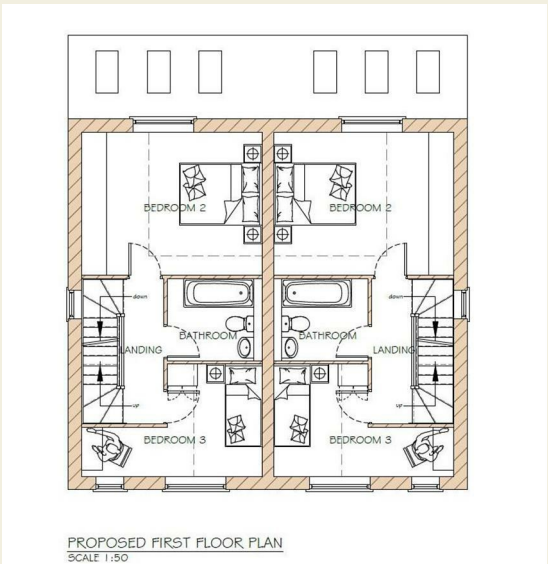
Floorplan Ground Floor



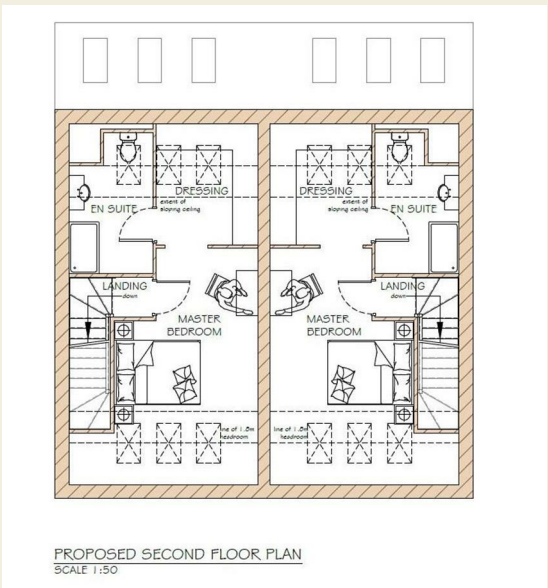
PROPOSED GROUND FLOOR PLAN  
SCALE 1:50

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Floorplan First Floor

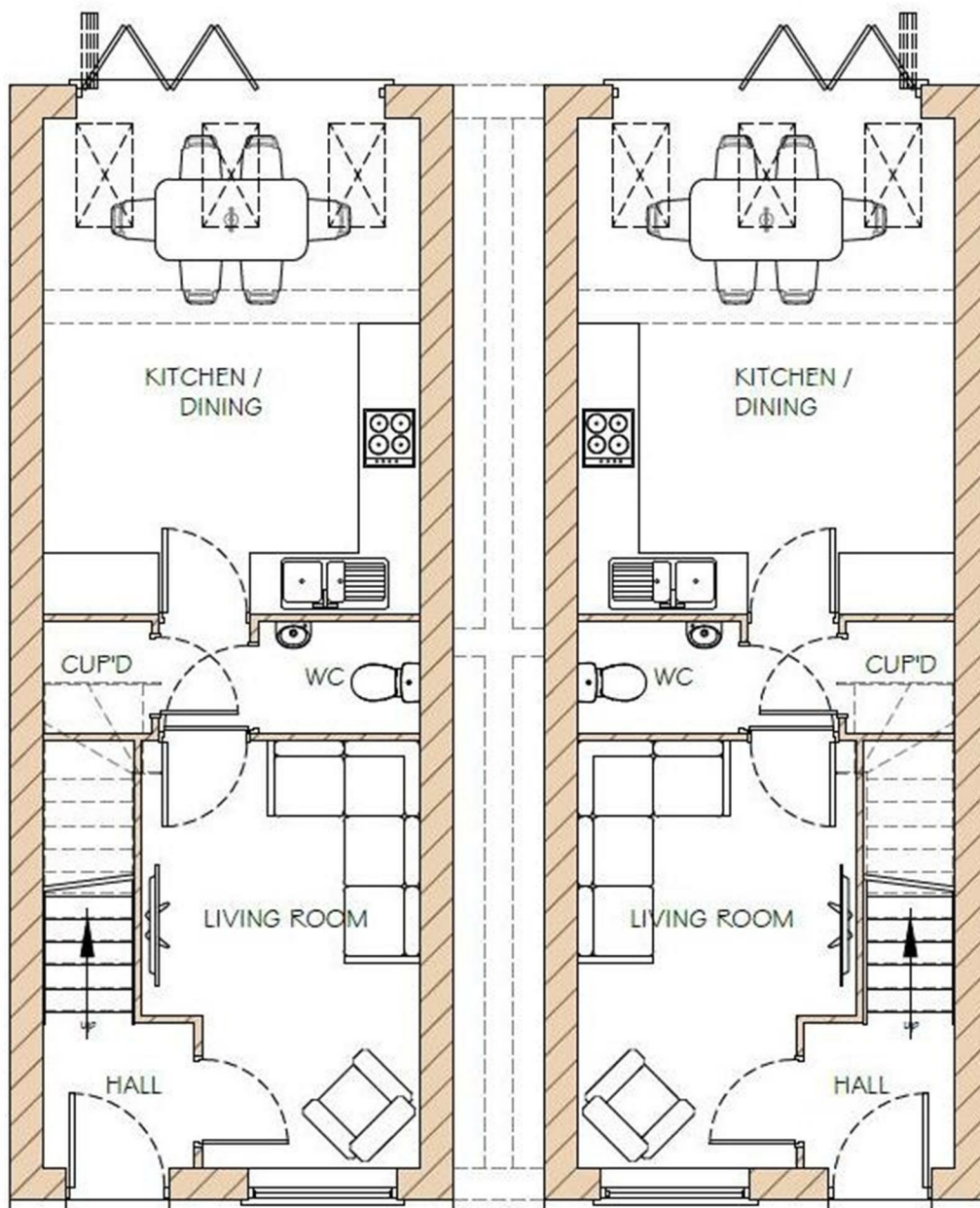


Floorplan Second Floor



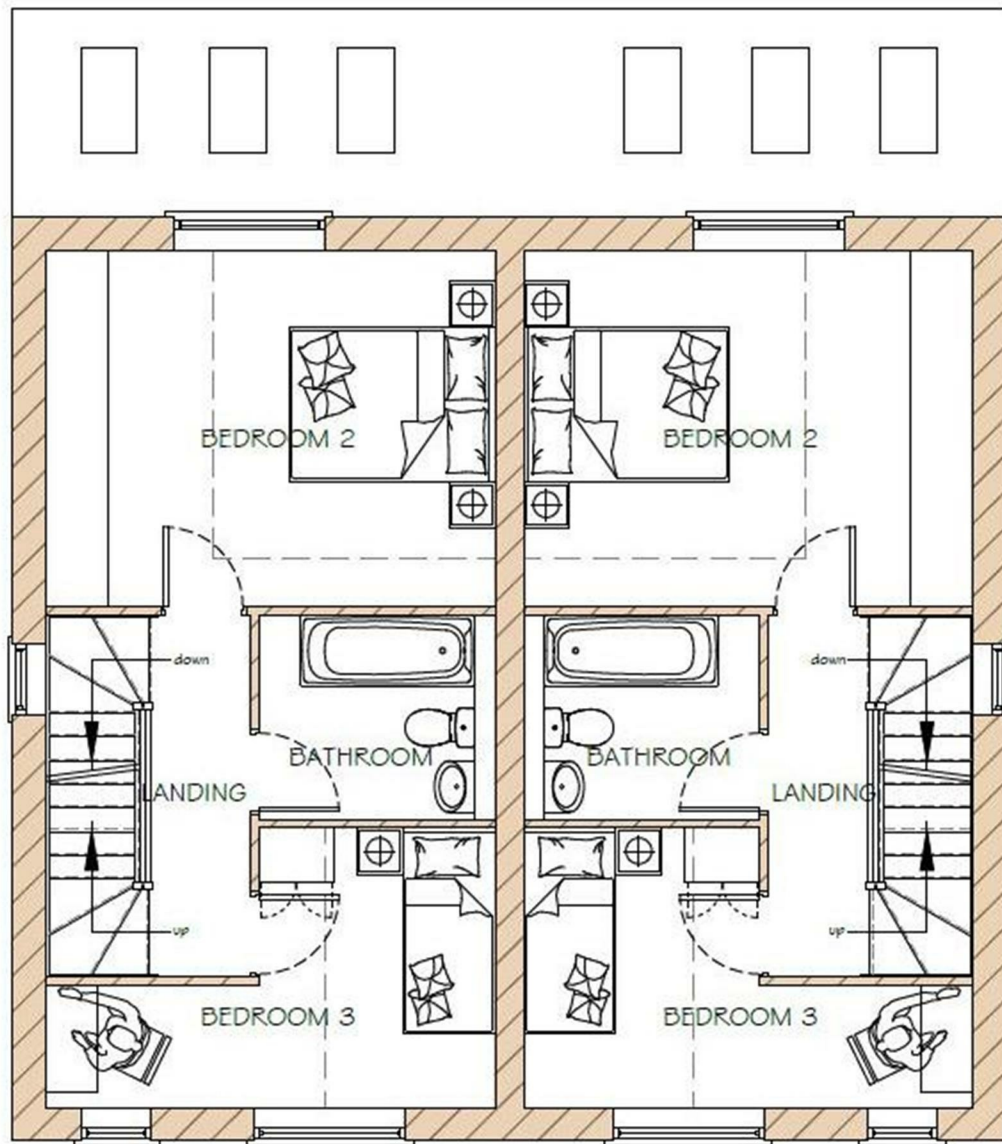
Footings

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

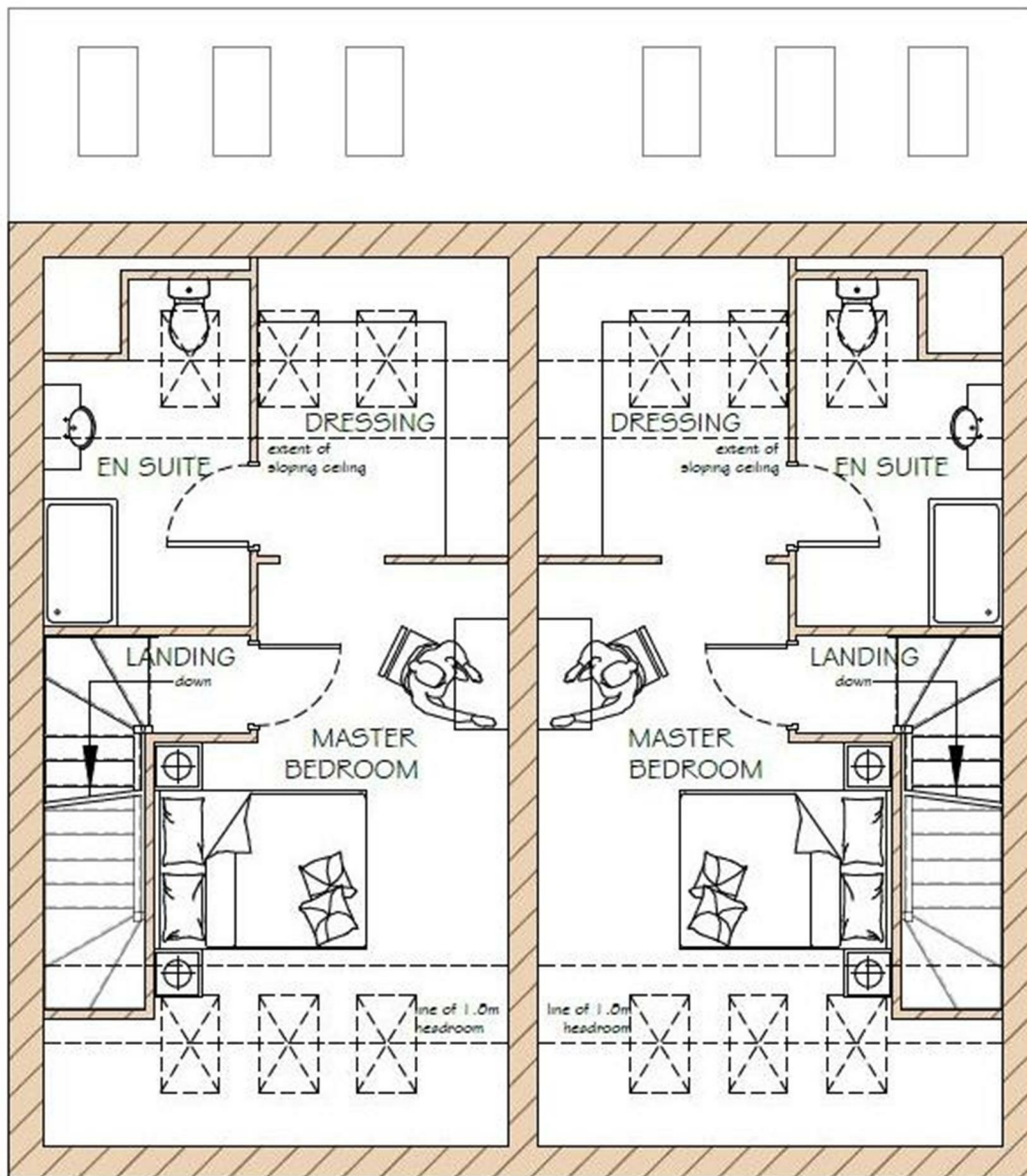


**PROPOSED GROUND FLOOR PLAN**  
 SCALE 1:50





**PROPOSED FIRST FLOOR PLAN**  
 SCALE 1:50



**PROPOSED SECOND FLOOR PLAN**  
**SCALE 1:50**