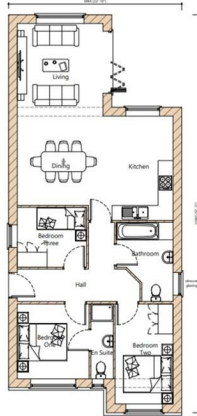




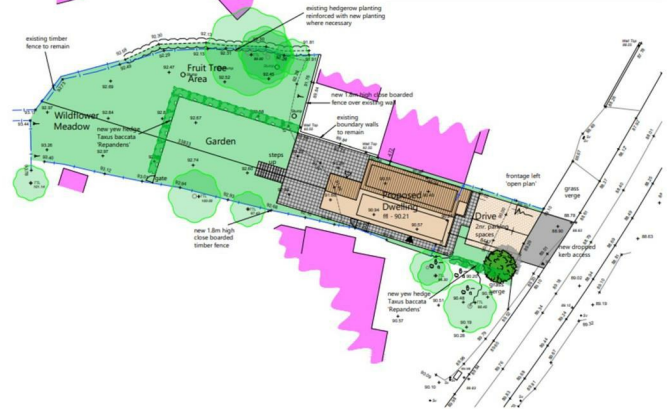
Robert Ellis  
ESTATE AGENTS



PROPOSED GROUND FLOOR PLAN

Robert Ellis  
ESTATE AGENTS

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PROPOSED SITE PLAN  
SCALE 1:20

St. Wilfrids Road  
West Hallam, Ilkeston DE7 6HG

GENEROUS PLOT WITH THE BENEFIT OF  
GRANTED PLANNING PERMISSION FOR A  
NEW DWELLING

**Guide Price £85,000 Freehold**



FOR SALE VIA AUCTION - 30TH APRIL 2026

AN INTERESTING AND RARE OPPORTUNITY HAS ARISEN TO PURCHASE A SINGLE BUILDING PLOT WITH GRANTED PLANNING CONSENT FOR A THREE BEDROOM DETACHED BUNALOW.

Situated on St.Wilfreds Road, in the Village of West Hallam within a residential location.

Planning permission was granted on 18/10/2024 Planning Reference No. ERE/0724/0038 where documents and drawings can be found as to the detailing of the new dwelling.

Situated in a semi-rural location, a short walk to open countryside and local nature reserve, yet far from being isolated, the property is within easy reach of schools for all ages, there is a bus stop outside and the market town centre of Ilkeston is no more than a mile away, offering a large variety of shops and facilities. Good road networks provide access to the nearby cities of Derby and Nottingham, as well as Junction 25 of the M1 motorway. Located within the popular suburban village of West Hallam, Ilkeston. We believe the proposed new property will offer ideal accommodation for a range of buyers and will be in high demand.

This opportunity is ideal for small developers as well as self-builders looking to create their own property.



## AUCTION TERMS

Terms:

### Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information

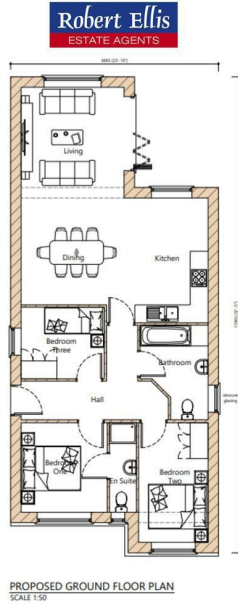
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The

Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



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 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.