

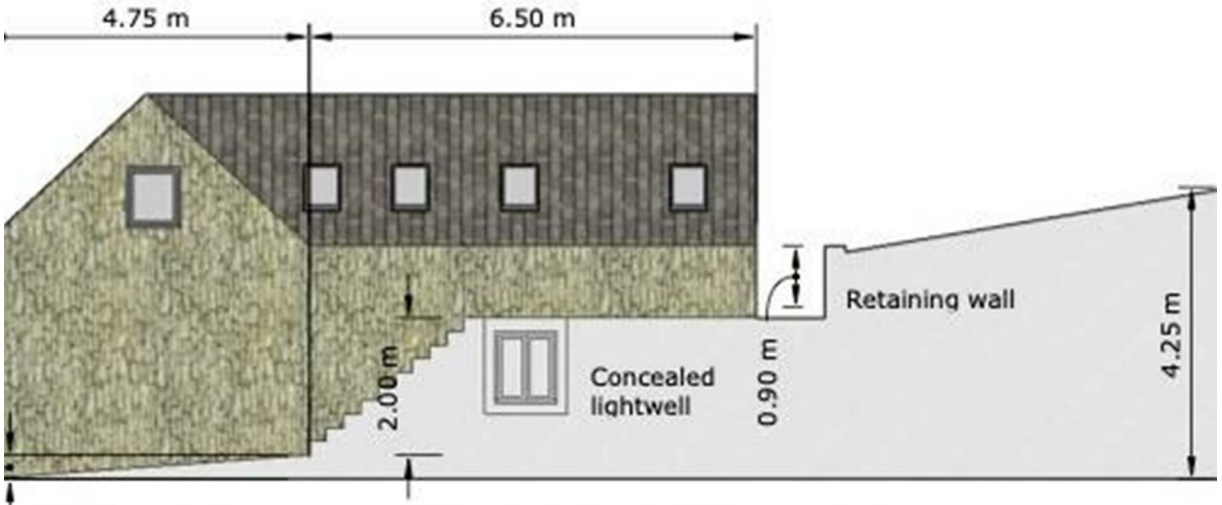
EDEN BANK, AMBERGATE, BELPER

PRICE £90,000

2 BEDROOM | 2 BATHROOM | 1 RECEPTION



Existing elevation - South (showing levels along centreline of site)



Proposed elevation - South (showing proposed levels at garden steps section)

WELCOME TO EDEN BANK

BUILDING PLOT - An exciting opportunity to acquire this exciting building plot with full detailed planning consent approved for the proposed development of a detached stone built outbuilding to create this two double bedroom detached barn style detached home of style and character, set within this delightful cul-de-sac position with elevated views towards the Derwent Valley. Amber Valley Planning Reference: AVA/2026/0485

The property conversion of existing stone building and two storey rear extension to form new self build dwelling. The potential layout will incorporate: ground floor: open plan dining kitchen and living room. The first floor landing leads to two double bedrooms and bathroom. The primary bedroom will benefit from an en-suite shower room.

Outside, the property will have a driveway with two parking spaces and an enclosed rear garden.

The Location
Ambergate is a popular village with an excellent primary school, the Hurt Arms Gastropub, village store, cafes and a railway station providing access to Derby and Matlock. Also offering easy access to Derby and Nottingham via major road links ie A610, A38 and M1, whilst the A6 provides access to Matlock and the gateway to the stunning Peak District.

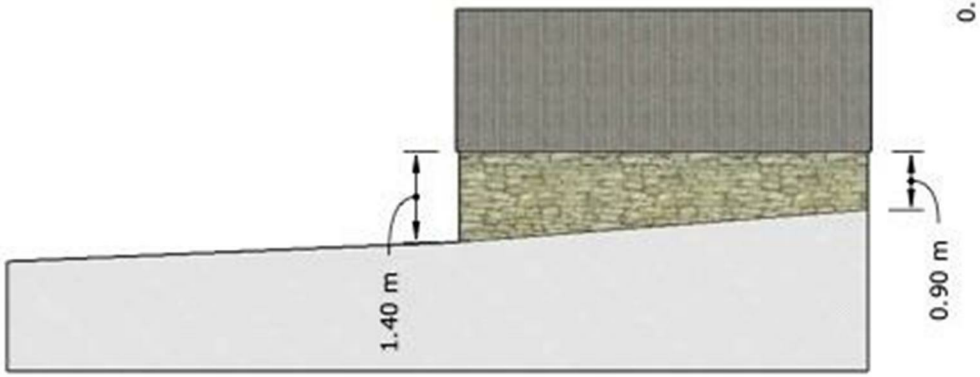
The property is convenient for the nearby towns of Belper (two miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east), and Junction 26 of the M1 motorway (thirteen miles away). Junction 28 is conveniently placed approximately seven miles away. There is fast access onto the A38 for Derby city centre (twelve miles to the south) which offers a comprehensive range of amenities.

The nearby open countryside with the River Derwent offers some spectacular scenery and delightful country walks including walks along Cromford Canal.

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.



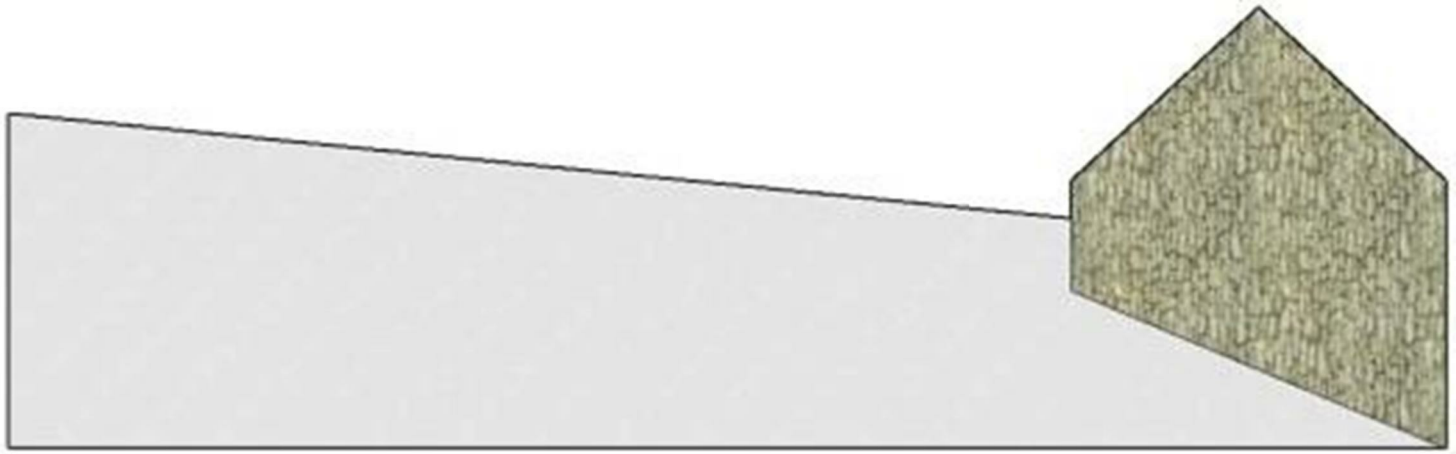
Proposed elevation - East (showing proposed level of side garden)



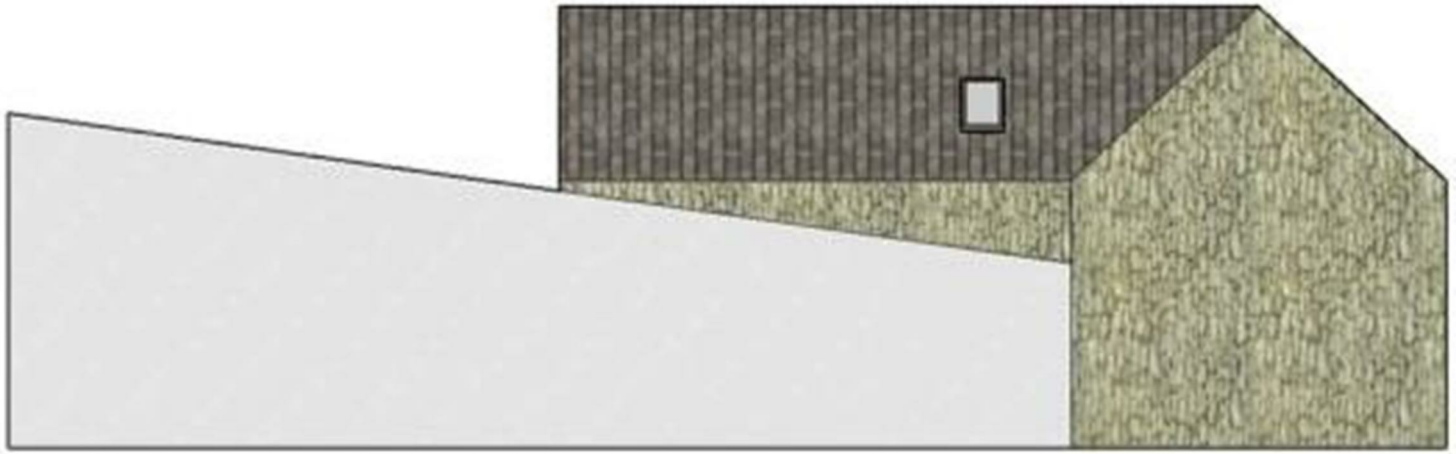
Existing elevation - West (showing levels along line of rear elevation)



Proposed elevation - West (showing levels adjacent west wall of proposed extension)

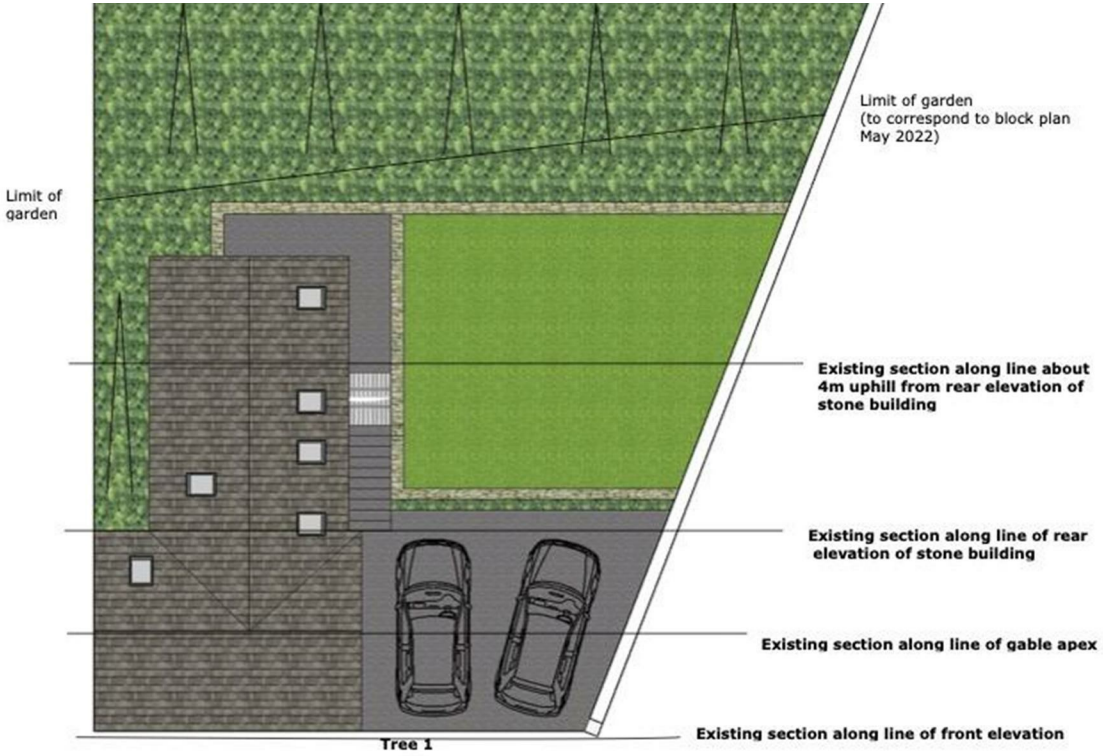


Existing elevation - North (showing levels along line of north gable wall)



Proposed elevation - North (showing levels adjacent North wall of proposed extension)

Proposed Elevations 2: Land off Eden Bank, Eden Bank, Ambergate ; Drawing PE2B (1:100 on A3)

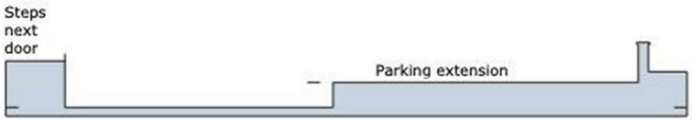




Existing section along line of front elevation



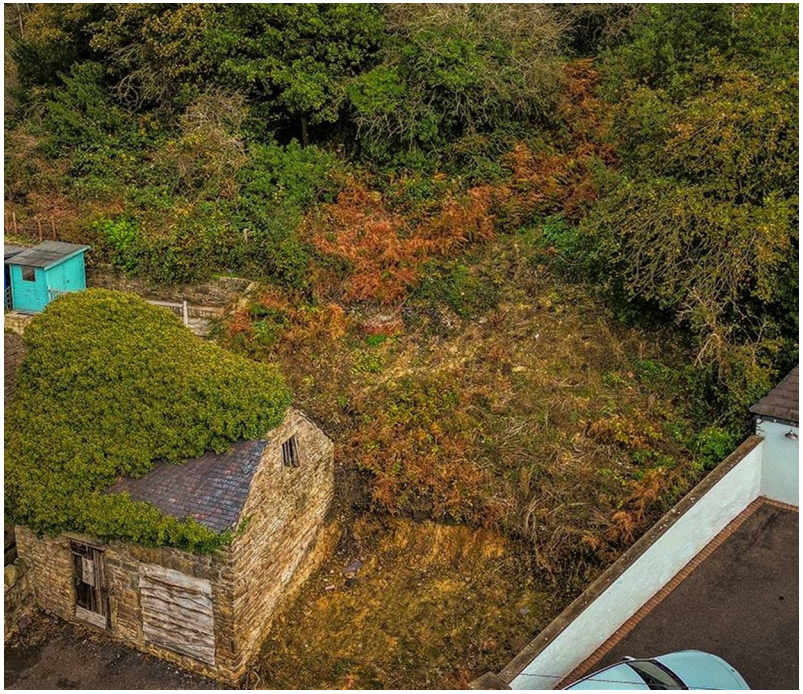
Existing section along line of gable apex

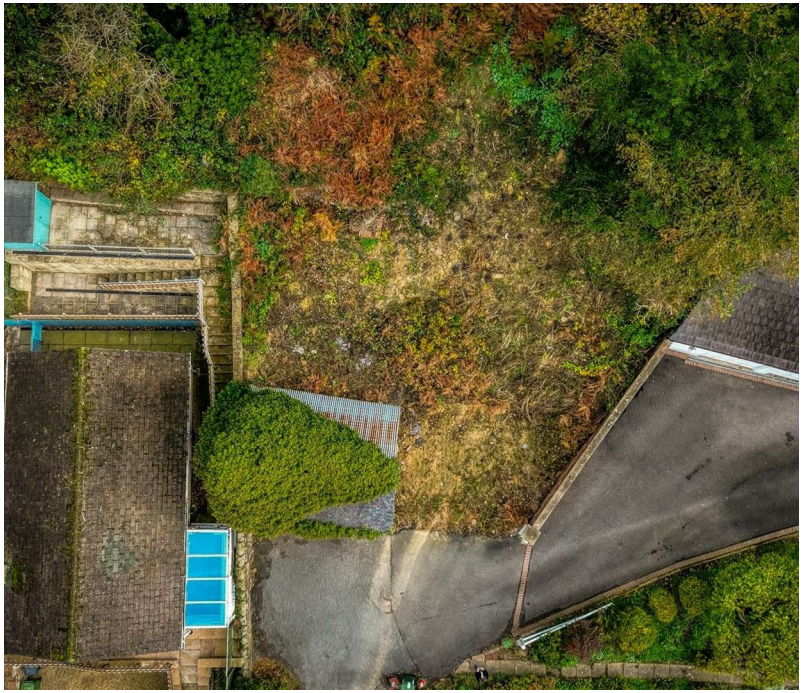


Existing section along line of rear elevation of stone building

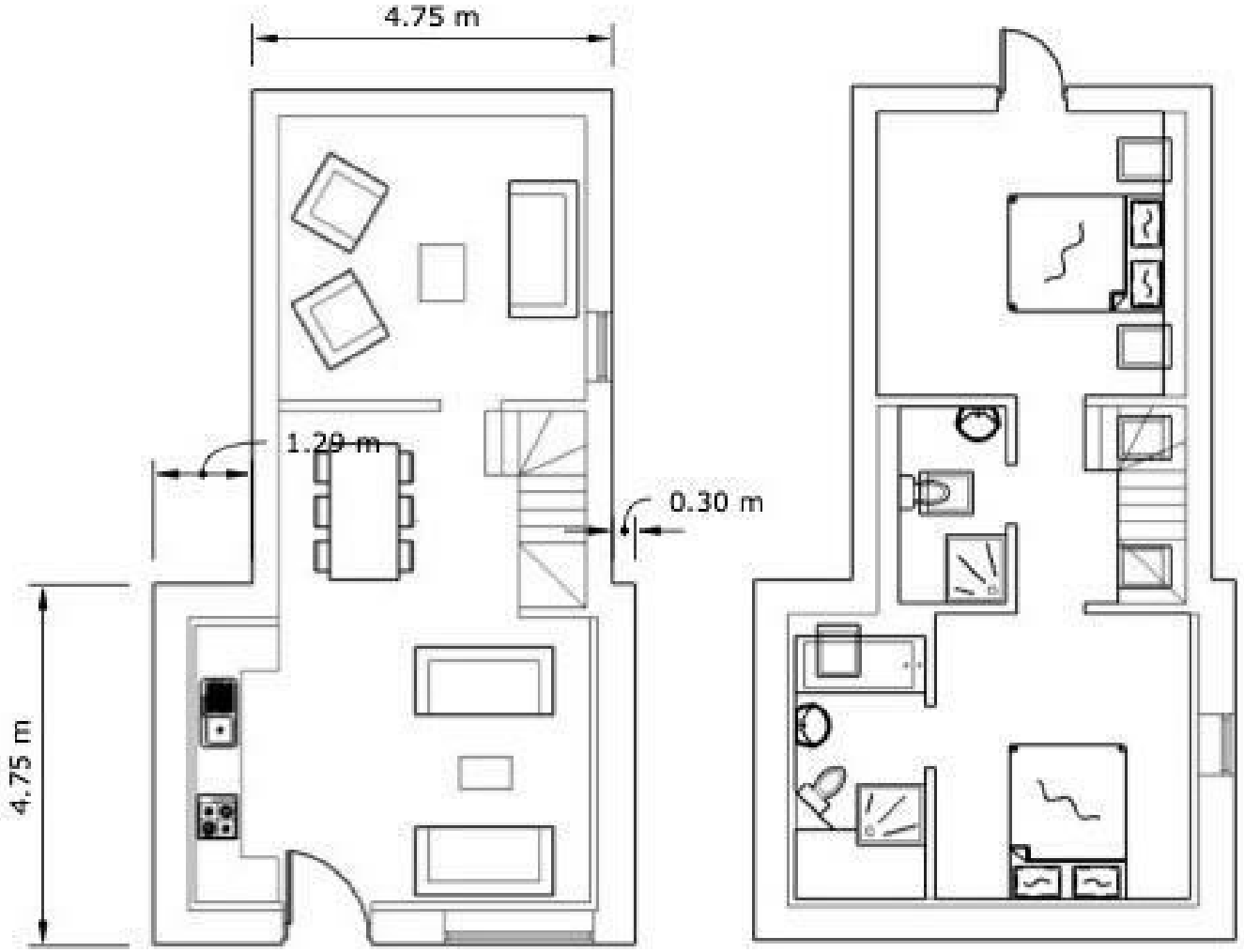


Existing section along line about 4m uphill from rear elevation of stone building









Proposed ground floor

Proposed first floor

THE PARTICULARS

APPROX

sq ft

EPC RATING

COUNCIL TAX BAND

- Building Plot - Detailed Planning Consent Approved
- Exciting Opportunity to Build a Two-Storey Two Bedroom Stone Built Detached Property
- Amber Valley Planning Reference: AVA/2026/0485
- Village Location - Cul-de-Sac Position
- Open Plan Dining Kitchen & Living Room
- Two Double Bedrooms & Bathroom
- Primary Bedroom with En-Suite Shower Room
- Two Parking Spaces & Garden Area
- Close to Open Countryside & Views Towards the Derwent Valley
- Popular Village Location with Easy Access to Belper

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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

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