



Land at, 67 Manners Road, Ilkeston,  
Derbyshire, DE7 5HB

**£250,000 Freehold**

# Land at 67 Manners Road Ilkeston, Derbyshire DE7 5HB

A rare and interesting opportunity has arisen to purchase a parcel of development land with outline planning consent for two detached houses in this highly regarded residential suburb.

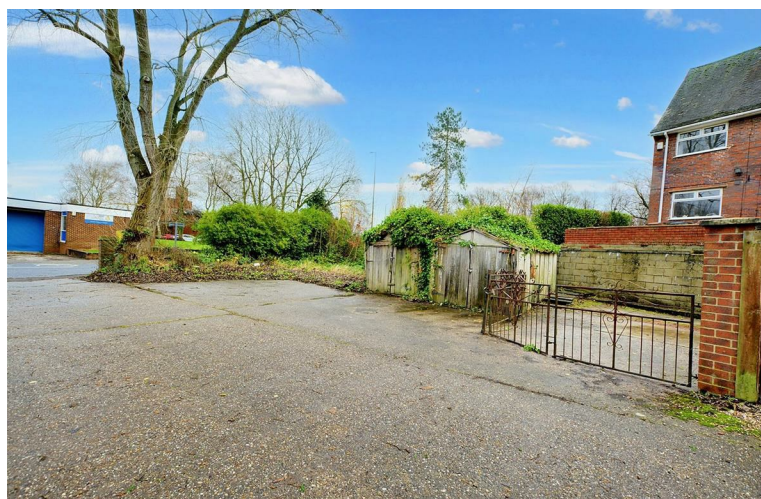
The outline planning consent was granted on 1st August 2023 for two detached dwellings, each offering approximately 130sqm of gross external area, positioned to allow fantastic views over Victoria Park to the front, with parking to the rear.

We anticipate the dwellings to take the form of a generous four bedroom detached family home. The outline planning consent will allow any intending purchaser to design and build to their own bespoke homes, subject to full planning consent.

The development plot is approximately 533sqm and is situated on the corner of Manners Road and Manners Avenue. The rear of the site is gated and accessed from a shared driveway, currently owned by 67 Manners Road. Granted access is also given to the adjacent nursing home. Each dwelling will have parking for two vehicles plus the existing house will also retain parking and a garage. The planning application and various drawings can be viewed on Erewash Borough Council website using the Planning Reference ERE/023/0046.

The site forms part of a garden plot of a period semi detached house which is also offered for sale at an asking price of £225,000. This surprisingly spacious family home is offered for sale with vacant possession and has been well maintained over the years and some light modernisation is required and therefore offers great potential.

Seldom does such a plot come to the market in this prime location. We recommend early representation to avoid disappointment.



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.