

**Derby Road  
Risley, Derbyshire DE72 3SS**

**Guide Price £170,000 Freehold**

A SINGLE BUILDING PLOT WITH FULL  
PLANNING PERMISSION PASSED FOR A  
FOUR BEDROOM TWO STOREY  
DETACHED HOUSE.

A rare and exciting opportunity has arisen to purchase a single building plot with full planning permission passed for a four bedroom, two storey detached house.

Situated on the outskirts of this popular Derbyshire village, close to open countryside with many public footpaths on the doorstep yet far from being isolated. The site sits in a commuter belt between the cities of Nottingham and Derby. Junction 25 of the M1 motorway is no more than 5 minutes drive away, East Midlands Airport within 20 minutes. Schools are also close by with the village having its own primary school and Friesland School just over the border in Sandiacre. Independent schools can be found in the nearby market town of Long Eaton.

The site forms part of a small holding owned and occupied by the sellers. The planning provides for a new access drive from Derby Road to be constructed as part of the development.

The current design of the property provides for a two storey, four bedroom detached family home of approximately 130sqm of internal space. Externally, there will be provision for courtyard parking for at least 2 vehicles and generous South Easterly facing landscaped gardens.

We expect this individual development opportunity to be of interest to both seasoned property developers and self builders looking to create their own grand design.

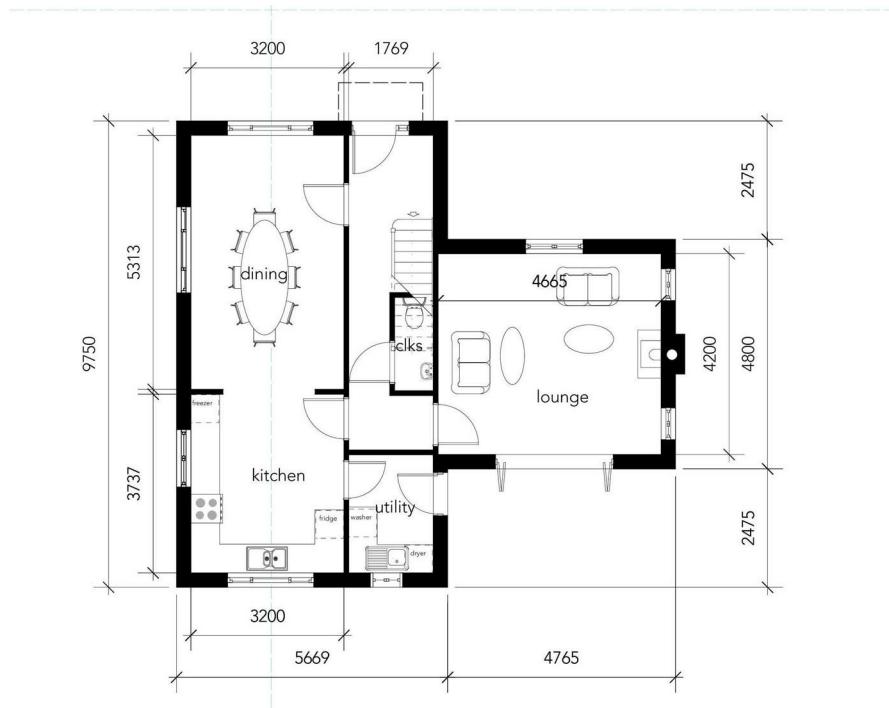


## PLANNING PERMISSION

Application Reference ERE/0522/0009. Local Authority Erewash Borough Council Proposal New House, Access and Parking. Planning permission was granted on 11/11/2022. Some rudimentary groundworks have commenced and have had an initial inspection from the local planning department. Further information is available on request or by visiting the Local Authority website : <https://register.civicax.co.uk/Erewash/Planning/Results>ShowResults?pcid=2a097780-0b54-42af-8cda-73d4a0eb4cf6>

## AGENT'S NOTE

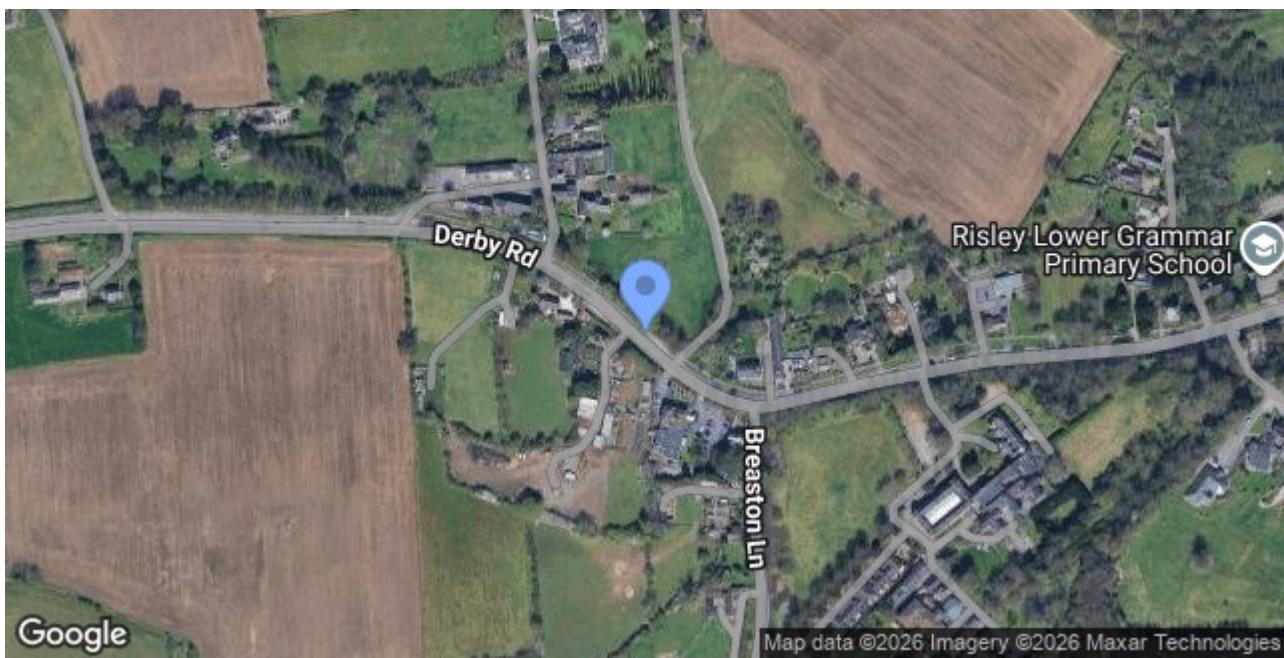
As the land is being sold as part of an occupied small holding, viewing on site is only available on request.



Ground floor plan



First floor plan



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, fixture or fitting has been tested.