

Land to the rear of 44 Shipley
Common Lane,
Ilkeston,
DE7 8TQ

£295,000 Freehold



A RARE AND INTERESTING OPPORTUNITY HAS ARISEN TO PURCHASE A PARCEL OF GARDEN LAND PREVIOUSLY WITH OUTLINE PLANNING CONSENT FOR THE CONSTRUCTION OF THREE DETACHED DWELLINGS.

The plot currently forms part of a mature garden to an existing four bedroom detached house, fronting Shipley Common Lane. This family owned and occupied property is not included in the sale, although the garage is included as this is to be demolished to make way for the new road providing access to the site. The existing house is accessed from a private shared unadopted highway.

The now expired outline planning consent was granted on the 29th October 2019 by Erewash Borough Council and allowed for the erection of three dwellings. The indicative drawing provides for a detached, two storey house of approximately 200m², a detached house of approximately 170m² and a detached either single storey dwelling of approximately 100m² or possibly a 1½ storey chalet style dwelling of approximately 150m².

As the proposed development outline only and now lapsed it may be possible for an alternative scheme to be considered, subject to a new planning application.

The proposed development site will offer a quiet and secluded backwater location, in this highly desirably residential suburb, within walking distance of Shipley Park Nature Reserve and local amenities including schools for all ages and Ilkeston Hospital. The market town of Ilkeston is less than two miles from the site where there is a range of national and independent retailers including Tesco, Morrisons and recently opened train station.

An exciting opportunity for small to medium size property developers and builders, as well as maybe being suited to those looking to self-build and realise their own 'Grand Design.'

VIEWING

The existing house is occupied and therefore viewing is strictly by prior telephone appointment on 0115 949 0044.

PLANNING PERMISSION

The granted outline planning application no, is 1019/0064 granted on the 29th October 2019 from Erewash Borough Council. The planning documents can be downloaded by visiting the local authority website erewash.gov.uk

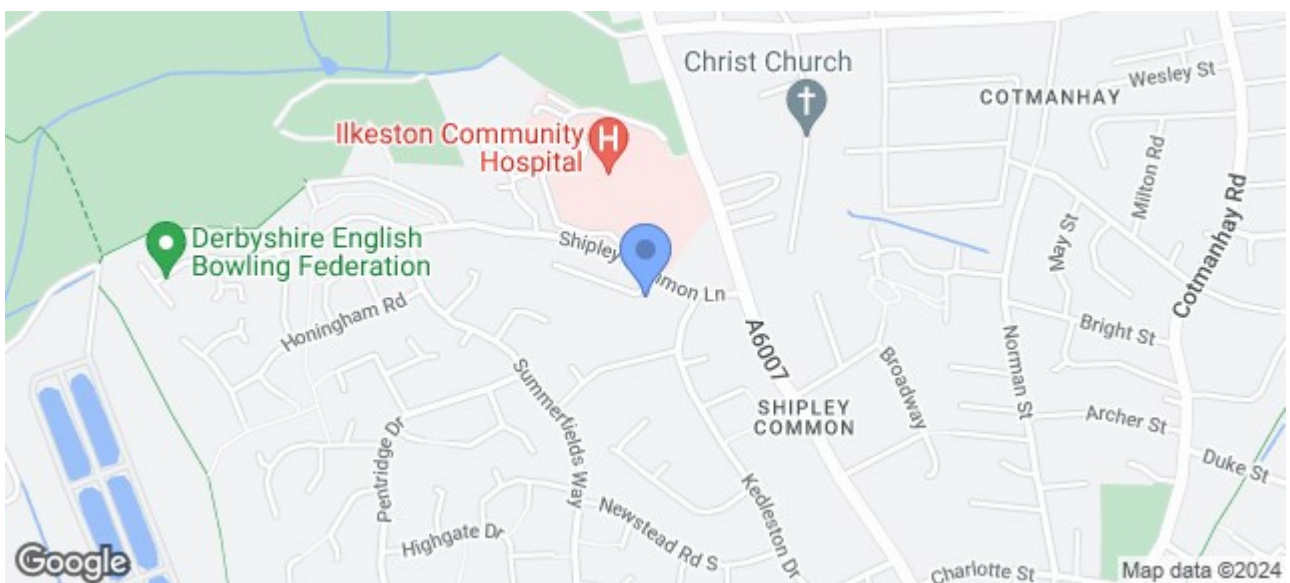
OTHER INFORMATION

The seller has collated a number of documents and information about the site which can be shared with the buyer including an intrusive mining survey which has been satisfactorily completed

PLAN DRAWING

The plan is for indication purposes only, the green line showing the proposed amount of land to be sold with the red line indicating the land to be retained. Exact lines are to be agreed with the seller and buyer.





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.