

# Land - Rear Of Croft House 5 Siddals Lane Allestree Derby DE22 2DY

# £200,000

- Parcel of land in the centre of Allestree old village
- Potential for residential development (subject to application)
- Available for sale as a conditional purchase subject to granting of planning consent
- Offers approximately one third of an acre of land
- Situated to the rear of number 5 Croft House, Siddals Lane
- For further information contact the agent
- Rare Opportunity Excellent Potential



### **GENERAL INFORMATION**

A rare opportunity for a prospective developer to acquire this parcel of land extending to approximately one third of an acre being situated in the centre of the old village of Allestree.

.

The plot has mature trees surrounding, the land has potential for planning consent and be advised that the vendor owns the access route and the garage adjacent to Croft House.

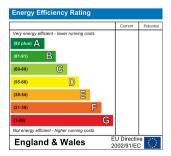
••

Offers are to be considered on the basis of planning consent by way of a conditional contract. The prospective interested party will be responsible for his own costs of obtaining planning consent and to deal directly and swiftly with the local authority. For further information, contact the agent.

### VIEWING

...

Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).



# **ASHBOURNE**

8 Market Place Ashbourne Derbyshire

DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

### **BURTON UPON TRENT**

Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194
E: burton@scargillmann.co.uk

### **DERBY**

4 St James's Street
Derby
DE1 1RL
T: 01332 207720

E: enquiries@scargillmann.co.uk

# **MATLOCK**

3 Parkside Olde Englishe Road, Off Dale Road Matlock DE4 3SX T: 01629 584591 E: matlock@scargillmann.co.uk

### **DERBY LETTINGS**

4 St James's Street
Derby
DE1 1RL
T: 01332 206620
E: lettings@scargillmann.co.uk

www.scargillmann.co.uk