



---

## 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

**SCARGILL  
MANN & CO**

EST. 1995

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)