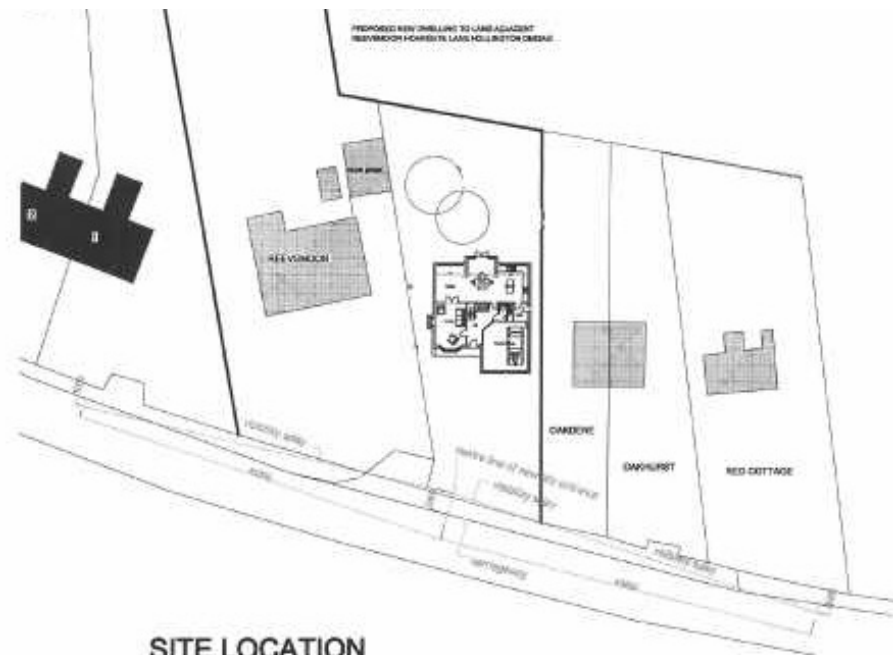


# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Building Plot Adj To, Reevesmoor, Hoargate Hollington, Ashbourne, Derbyshire DE6 3AG



SITE LOCATION  
PI AN

**Superb building plot offered with the benefit of Outline Planning Consent, situated in an exceptional rural location with stunning views to front and rear**

- Outline Planning Consent Granted - Ref 20/01011/OUT
  - Superb building plot • Exceptional rural location
- Stunning views to front and rear • Ideally suit a superior detached dwelling
  - Situated within ease of access of Derby and Ashbourne •

**Offers around £250,000**



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720  
derby@scargillmann.co.uk www.scargillmann.co.uk

## GENERAL INFORMATION

Scargill Mann & Co are delighted to offer this prestigious residential building plot with Outline Planning Consent for the erection of a detached dwelling, within the popular and highly favoured village of Hollington with stunning views to both front and rear.

The site currently has the benefit of a brick outbuilding situated within the grounds and is of good size and proportion. Planning Consent was recently granted Ref 20/01011/OUT. The planning application was dealt with by a local architect, Nigel Godard of ADS Architects of Ashbourne.

An ideal opportunity for a developer to acquire a stunning plot - for further information contact the agent.

## PLEASE NOTE

The property lies adjacent to a property known as Reevesmoor, Hoargate Lane, Hollington, which is currently available for sale at an asking price of £625,000.

Combining both sites could provide a superb development opportunity, subject to the necessary granting of planning consent. For further information contact the agent.

## DIRECTIONAL NOTE

From Ashbourne proceed along the main Derby Road taking a turning right where signposted for Ednaston, travelling through Ednaston to the T-junction following the signs for Hollington. Stay on the main road for approximately 1.5 miles the land is situated adjacent to the property on the right hand side identified by our 'for sale' board.

## VIEWING

Strictly by Site Inspection only through Scargill Mann & Co - Ashbourne office (DM/SE).

## **CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.*

*No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

### **ASHBOURNE**

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