Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



Land West Of Millbrook Snelsmoor Lane, Chellaston, DE73 6TQ

£285,000

BEST AND FINAL BIDS are invited for the freehold property 'Land West of Millbrook, Snelsmoor Lane, Chellaston. DE73 6TQ' with the deadline for bids to be received by close of business on Friday 30th November 2026.

RESIDENTIAL LAND OPPORTUNITY

FOR SALE - Well located residential development opportunity.

0.27 acre site with planning consent for a five-bedroom detached residential dwelling.
Offers invited at £285,000 for the freehold.
Planning consent granted 10th July 2025 (application reference 25/00840/0UT).+







DETAILS
Offers should be made in writing and sent to Cameron Godfrey via email c.godfrey@bbandj.co.uk.
Offers should not relate to any other offer and should contain:-
1. Name, address and company number (if applicable) of the proposed purchaser.
2. Proof of and source of funds.
3. Solicitors name and contact details.
4. Details of proposed timescale for exchange and completion.
5. Any conditions relating to the proposed offer.
Please note that our client is not bound to accept any offer put forward and any offers received after this time may not be considered.

LOCATION
The site is located on the outskirts of the well-regarded suburb of Chellaston, approximately 5 miles south of Derby city centre.

Chellaston is a popular residential area known for its strong local amenities, reputable schools and established community.

The land benefits from excellent transport connectivity, with the A50 just 1.5 miles away, offering direct links to the A38 and M1 Motorway (Junction 24). with East Midlands Airport located around 20 minutes to the southeast.

DESCRIPTION
The plot extends to approximately 0.27 acres, is broadly rectangular in shape and occupies a well-positioned roadside position benefitting from excellent transport connections, with convenient access to the A50 and A38, linking to the M1 Motorway.

Planning permission was granted on Thursday 10th July 2025 for the construction of a substantial five-bedroom, two-storey detached dwelling measuring approximately 3,300 sq ft (307 sq m).

The opportunity is ideally suited to a small-scale developer or self-builder looking to deliver the approved scheme for occupation or resale. With planning in place and detailed site information readily available, this is a shovel-ready residential development in an increasingly sought-after location.

ACCOMMODATION
Having taken in consideration the boundaries the site extends to approximately 0.27 acres (0.11 hectares).

PLANNING
Planning consent has been granted by Derby City Council under reference 25/00840/0UT.

Any enquiries with regards to the planning application should be made to the local planning authority.

A comprehensive information pack is available upon request from the agents.

SERVICES
It is our understanding that all main services are available to the site.

COUNCIL TAX
The site is not currently listed as having a council tax banding and therefore we strongly advise that all interested parties make their own enquiries with the local billing authority.

TENURE
The property is available to purchase freehold and with vacant possession.

PRICE
Offers for the freehold are invited at £325,000.

VAT
It is our understanding that VAT is not applicable on the purchase of this property. All figures quoted are exclusive of VAT.

LEGAL COSTS
Each party are to bear their own legal costs in connection with this transaction.

VIEWING
Strictly via appointment with sole agent - BB&J Commercial 01332 292825.

BB&J Commercial can confirm the following:

(i) These marketing particulars are prepared for guidance purposes only and do not constitute part of an offer or a contract whatsoever or a statement of representation upon which any reliance can be placed.
(ii) All measurements, areas and distances are approximate and all descriptions, condition, permissions for use and occupation should not be relied on and any
interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
(iii) Neither BB&J Commercial or any of its employees or agents has any authority to make or give representation or warranty whatsoever in relation to the property.
(iv) BB&J Commercial have not tested any apparatus, equipment, chattel, services etc and therefore can give no warranty as to their availability, condition or serviceability.
(v) All prices, rents, service charges etc are quoted exclusive of VAT unless stated otherwise.

Area Map


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