



## Land at Kenilworth Drive, Kirk Hallam, Ilkeston DE7 4FJ

**Price Guide £125,000**  
**Freehold**

This is a slightly elevated site on which Planning Permission has been obtained to build two semi detached 3 double bedroom houses with off road parking and gardens to the front and rear.

The site is situated in this established residential area which has a number of local amenities and facilities and is within easy reach of all those provided by Ilkeston as well as being only a few miles away from both Nottingham and Derby,

The land is being sold with the benefit of Planning Permission - Ref ERE/0322/0039 which was granted in May 2022.

The accommodation provided in each proposed house will include a reception hall, from which stairs take you to the first floor and doors lead to the lounge and dining kitchen. To the first floor the landing will lead to the three bedrooms, two of which are double and a single bedroom which could alternatively be used as a study and the bathroom. There will be parking for two vehicles in front of the left hand property and parking for two vehicles to the side of the right hand property with gardens to the front, side and rear of the new built houses.

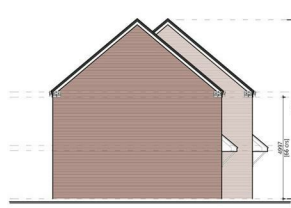
For more information about this development site, contact Mark Philpott at Robert Ellis on 01 15 946 1818.



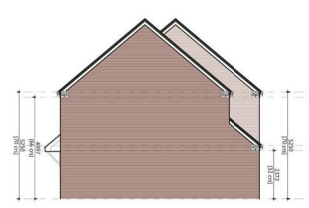
**FRONT ELEVATION**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:100



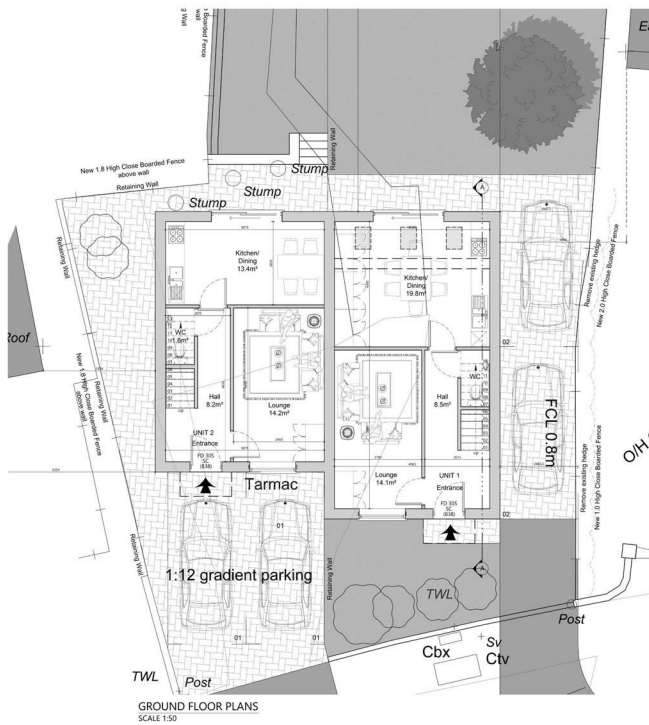
**SIDE ELEVATION**  
SCALE 1:100



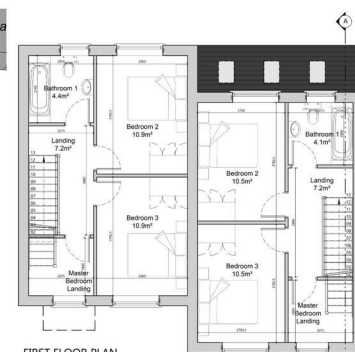
**SIDE ELEVATION**  
SCALE 1:100



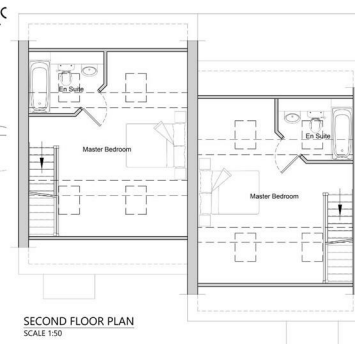
**FRONT STREET ELEVATION**  
SCALE 1:100



**GROUND FLOOR PLANS**  
SCALE 1:50



**FIRST FLOOR PLAN**  
SCALE 1:50



**SECOND FLOOR PLAN**  
SCALE 1:50

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.