

**Building Plot, Stevens Lane,  
Breaston, Derbyshire  
DE72 3BU**

**O/I/R £275,000 Freehold**



THIS IS AN OPPORTUNITY TO PURCHASE A LEVEL, INDIVIDUAL BUILDING PLOT IN THE HEART OF THIS MOST SOUGHT AFTER VILLAGE.

The plot has a frontage of approx 57ft and is 120ft in depth and provides approx 6840sq.ft, on which to build a new home.

The plot is positioned on Stevens Lane and has large bungalow properties to either side and backs onto the park in the centre of Breaston. Planning Permission has been granted by Erewash Borough Council Ref ERE\0623\0053 to build a two storey detached dwelling and the plans and various drawings of the proposed property can be seen online or at the Robert Ellis offices.

Being located close to the heart of Breaston village, the newly built property will be a two minute walk from the shops found in the centre of the village, there are three local pubs, a bistro restaurant and various coffee eateries, there are schools for younger children in the village and for older children at Long Eaton and Sandiacre, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

More information about this individual plot can be obtained from Mark Philpott at Robert Ellis.



**Robert Ellis**  
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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.