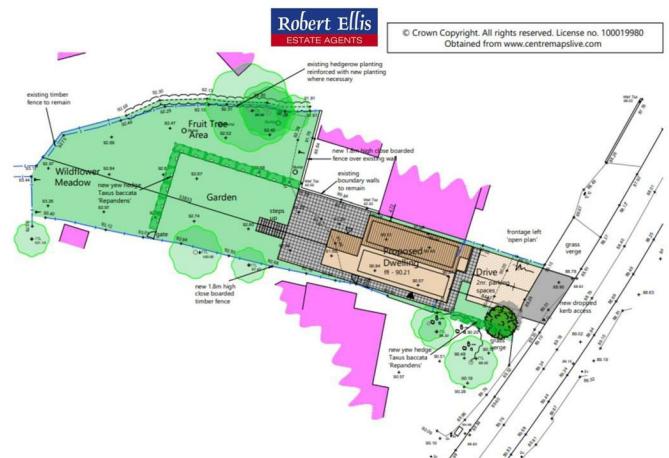




PROPOSED GROUND FLOOR PLAN



PROPOSED SITE PLAN  
SCALE 1:20

St. Wilfrids Road  
West Hallam, Ilkeston DE7 6HG

GENEROUS PLOT WITH THE BENEFIT OF  
GRANTED PLANNING PERMISSION FOR A  
NEW DWELLING

**Guide Price £150,000 Freehold**

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AN INTERESTING AND RARE OPPORTUNITY HAS ARisen TO PURCHASE A SINGLE BUILDING PLOT WITH GRANTED PLANNING CONSENT FOR A THREE BEDROOM DETACHED BUNALOW.

Situated on St.Wilfreds Road, in the Village of West Hallam within a residential location.

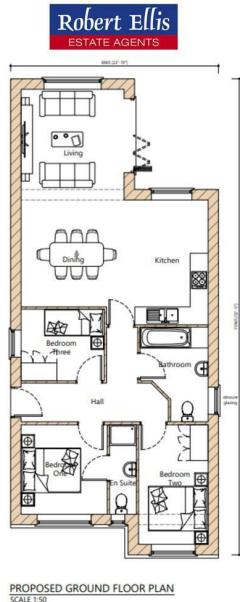
Planning permission was granted on 18/10/2024 Planning Reference No. ERE/0724/0038 where documents and drawings can be found as to the detailing of the new dwelling.

Situated in a semi-rural location, a short walk to open countryside and local nature reserve, yet far from being isolated, the property is within easy reach of schools for all ages, there is a bus stop outside and the market town centre of Ilkeston is no more than a mile away, offering a large variety of shops and facilities. Good road networks provide access to the nearby cities of Derby and Nottingham, as well as Junction 25 of the M1 motorway. Located within the popular suburban village of West Hallam, Ilkeston. We believe the proposed new property will offer ideal accommodation for a range of buyers and will be in high demand.

This opportunity is ideal for small developers as well as self-builders looking to create their own property.







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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, fixture or fitting has been tested.