



Property boundaries are approximate and provided for illustration purposes only.

Land At The Rear Of Green Gables, Wingfield Road, Alfreton, Derbyshire, DE55 7AN

LAND FOR SALE

FOR SALE - Potential residential development site (subject to planning)

- Indicative scheme drawn up for 20 self-contained apartments in three blocks
- Established well-regarded residential area with other sites being built nearby
- Offered for sale at £350,000.



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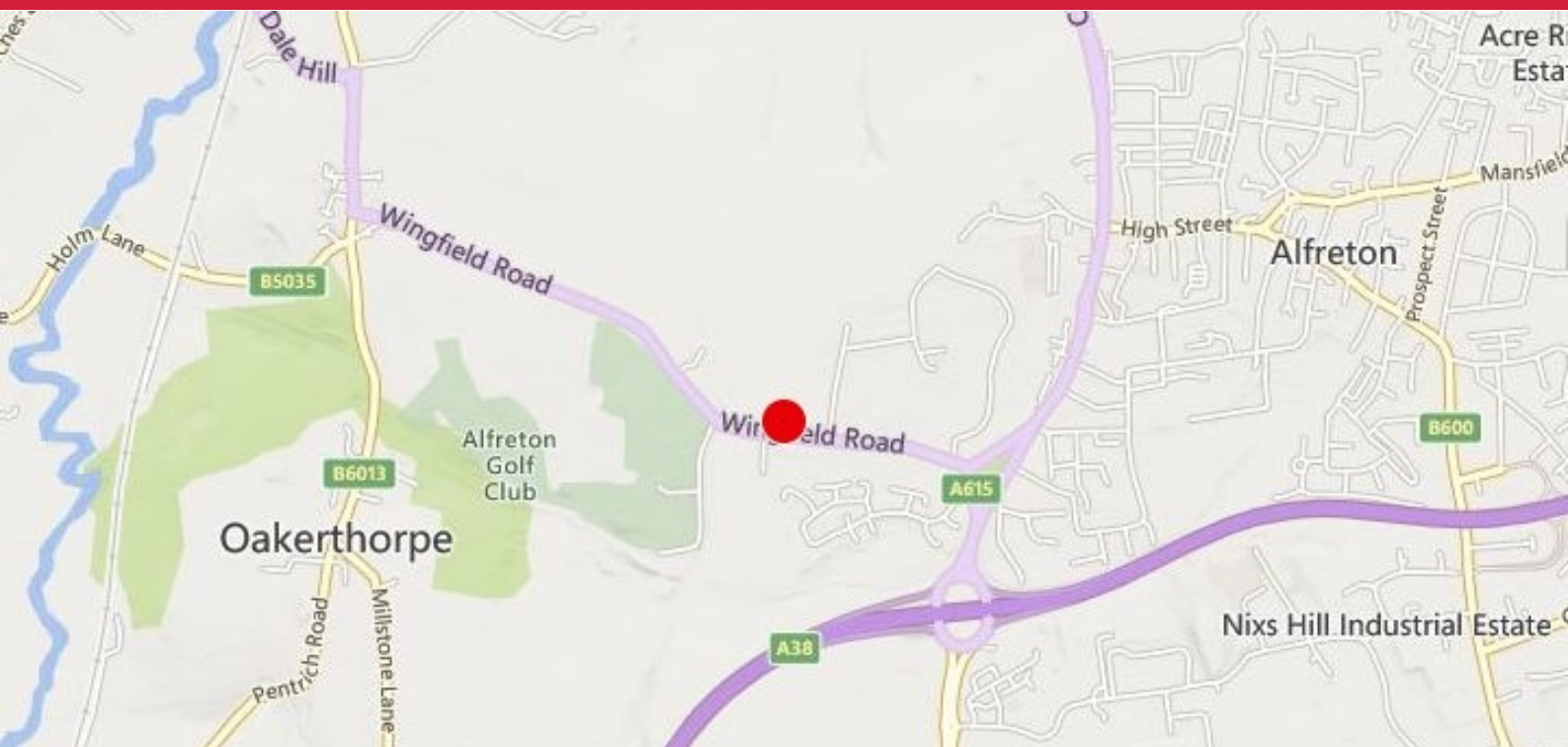


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Location

The site is situated directly to the rear of the Green Gables Nursing Home off Wingfield Road just on the southern outskirts of Alfreton, a medium-sized former mining town situated in the administrative region of Amber Valley, lying adjacent to the A38 dual carriageway, approximately 13 miles to the North of Derby, and a similar distance North West of Nottingham.

Since the decline of the mining industry in the latter part of the twentieth century, the town has developed a broader employment base through the development of large industrial estates adjacent to the A38. Road communications are good, with the A38 linking with junction 28 of the M1 approximately 2 miles to the north.

Wingfield Road is long regarded as a prime residential area within the locality and there have been a number of high quality nearby residential developments both to the east of the site with further development being undertaken on land directly to the west. Access is via the shared driveway entrance to Green Gables running along the western boundary, on which there is a right of way.

Description

The site comprises a level triangular parcel of land directly behind Green Gables. Standing as it does adjacent to nearby and ongoing residential development it is considered a good opportunity to acquire an attractive site within this well regarded location.

The existing owners have undertaken a viability assessment and an architect has drawn up indicative plans of three blocks of apartments totalling twenty units of 50 sqm each (538 sq ft) resulting in some 1,000 sqm (10,764 sq ft) of residential accommodation.

The indicative plans drawn up and nearby growth in residential housing clearly demonstrate the potential for further development on the site. At this stage, no formal discussions or pre-application advice has been obtained from the local planning authority and we therefore anticipate this sale will be on a subject to planning basis.

Accommodation

The site itself extends to 0.94 acres / 0.38 hectares.

Planning

No formal planning enquiries have been made to the local planning authority.

Services

It is understood all main services are available for connection though purchasers will need to make their own enquiries.

Tenure

The site is available freehold with vacant possession.

For further details, contact the selling agent BB&J Commercial

Price

The land is available to purchase at £350,000.

VAT

It is our understanding that VAT is not applicable on the land.

All figures quoted are exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs in relation to the transaction.

Viewing

Unaccompanied roadside viewings are possible. Parking is available to the southern end of the Green Gables driveway adjacent to the gate giving access to the site.

Further information is available from the sole selling agent BB&J Commercial.



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