



Land - Building Plot

Bodencote Lynam Road, Wingfield Park, Alfreton DE55 7LS
Offers Over £250,000 Freehold



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- Rare Building Plot – Excellent Opportunity
- AMBER VALLEY PLANNING REF: AVA/2024/0022
- Demolition of Dwelling and Provision of Replacement Dwelling
- approx. Square Meters (m²): 1,470 – Acres: 0.36
- Open Countryside Views

RARE BUILDING PLOT – This very desirable building plot is located in the beautiful hamlet of Wingfield Park. The village is surrounded by beautiful open countryside where there are many fine walks, bridle paths and the famous ruins of Wingfield Manor, which has been used for many films, are close by. The cities of Sheffield, Nottingham and Derby are all within easy commuting distance and the M1 Motorway is within easy reach. Derby 13 miles. Nottingham 18 miles. Sheffield 38 miles. Birmingham 49 miles.

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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