



null Bed Land - Building Plot

77 Blagreaves Lane, Littleover, Derby DE23 1FQ

Price Guide £300,000 Freehold



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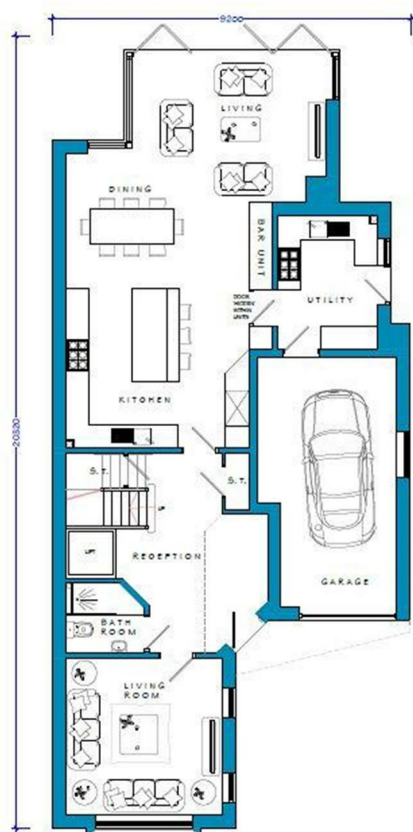
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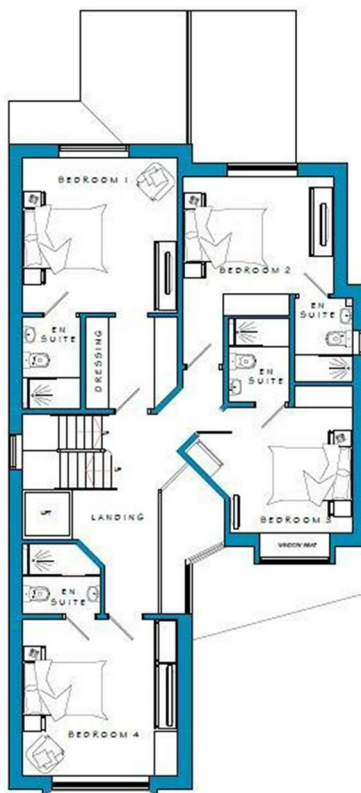
- Exciting Project/Development Opportunity
- Rare Building Plot/House in Littleover
- Planning Permission Granted For New Build – 3 Years
- Derby City Planning Reference 25/01115/FUL
- Site Area – 445 sq. meters (0.11 acres / 0.0445 hectares)
- Existing House – 68 sq. m (732 sq. ft)
- New Build – 270 sq. m (2,907 sq. ft)
- Ideal for Persons Wishing to Build their Dream Home
- Excellent Amenities – Popular Schools & Private Schools
- Handy For A38, A50 & M1 Motorway – East Midlands Airport – Royal Derby Hospital

Located in the desirable area of Littleover, this detached house presents a unique opportunity for those with a vision. This is a rare building plot that comes with planning permission granted for a new build, valid for three years.

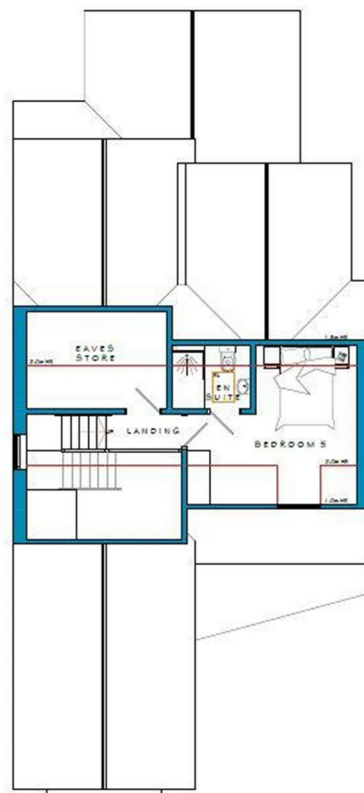
The property's location gives easy access to excellent amenities including Littleover Community school. It is also close to The Boy's Grammar school and Derby High school. There is a nearby parade of shops as well as a supermarket and pub. Littleover village centre offers a further range of amenities and the property gives easy access to the A38 and A50.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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 (CO₂) 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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