



Development Plot off Jetting Street Ashover, Derbyshire

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Fallgate, Ashover, Derbyshire S45 0EY



A very exciting opportunity to purchase a generous development plot for a detached dwelling with outline planning permission, in a rural position close to the popular village of Ashover.

- Development plot
- Outline planning permission for a single dwelling
- Attractive rural position
- Elevated plot with views
- Edge of the Peak District National Park



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Indicative drawing, must not be trusted.

An exciting opportunity to purchase a generous development plot

Situation

The plot sits in an attractive rural position within the hamlet of Fallgate, less than one mile from the sought after village of Ashover. The proposed property will sit in an elevated position, accessed off a quiet lane with views over adjoining woodland. The area benefits from good access to major roads including the A38 and M1 and the eastern boundary of the Peak District National Park sits only seven miles or so to the west. The location is ideal for those looking to commute across a broad area from the property or alternatively those buyers looking for an easily accessible holiday property with many attractions within easy reach.

Description

The plot was granted outline planning permission under reference 17/01359/OL on the 12th April 2018 by North East Derbyshire District Council. The plans currently show a house of approximately 1,250 sq. ft, (gross internal area), however there may be scope to get permission for a larger property as the details of the layout, scale and appearance of the building along with the means of access and landscaping of the site will form part of the reserved matters to be approved by the local planning authority. The plans within the sales particulars show an indicative suggested layout for the site, including location of parking, and potential purchasers should note that all such matters will require approval by the local planning authority as mentioned above. This plot presents an exciting opportunity to purchase within an attractive rural position which will appeal to a broad range of potential buyers. Further planning details are available

from the local planning authority, North East Derbyshire District Council (Tel: 01246 231111) or from Fisher German.

Please note that the property for sale is a plot with outline permission for construction of a single dwelling. The purchasers shall be responsible for all costs and works in line with the granted planning permission to construct the property and develop the site.

Rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements, whether or not they are defined in this brochure.

Services

We understand that there are no services connected to the plot and potential purchasers are to make their own enquiries with regard to service connections directly with the utility suppliers.

Tenure

The freehold of the plot is for sale with vacant possession available on completion.

Plans and boundaries

The plans and boundaries within these particulars are based on ordnance survey data and are provided for reference only. Our belief is that they are correct but accuracy is not guaranteed and purchasers shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendors nor the vendors' agents will be responsible for defining the boundaries, or the ownership thereof.

Directions

From the Watchorn roundabout of the A38 follow the A61 north passing through Shirland. At the village of Stretton turn left at the White Bear pub onto the B6014 towards Ogston Reservoir and Woolley. Follow the road until the hamlet of Fallgate and take the left hand turn known as Fallgate. Take the right hand turn onto Jetting Street, cross over the bridge and turn right, follow the lane passing the last house on the left hand side and the plot can be found on the left immediately prior to a tarmac driveway.

Note

The CGI's within these details must not be trusted.

Viewings

Strictly by appointment with Fisher German LLP. Telephone: 01530 410840. Email: ashbyagency@fishergerman.co.uk.

Photographs taken and details prepared October 2018



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LOCATION PLAN

Approximate Travel Distances

Locations

- Ashover - 1 mile
- Matlock - 5 miles
- Chesterfield - 8 miles
- Mansfield - 13 miles
- Derby - 20 miles

Nearest station

- Matlock - 6 miles

Nearest Airports

- East Midlands - 33 miles

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