



Bridge Street, Cotmanhay, Derbyshire DE7 8RD

Residential Development Land

- ▶ **Approximately c. 0.38 acres (0.15 ha)**
- ▶ **Outline planning permission for 6 residential units**
- ▶ **Canalside location overlooking open countryside**
- ▶ **Offers over £200,000**

For enquiries and viewings please contact:



Craig Straw
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Ross Whiting
0115 924 3243
rwhiting@innes-england.com

Location

Cotmanhay is located approximately 2.2 miles north of Ilkeston and 12 miles north east of Derby. The site has convenient access to Junction 26 of the M1 via the A610 which in turn leads on to the A6096 and Cotmanhay.

The subject site is located within a predominately residential area on the edge of the village of Cotmanhay overlooking open countryside.

Description

The site consists of a c. 0.38 acre (0.15 ha) plot of land that previously formed part of The Bridge Inn Public House garden and benefits from outline planning permission for 6 residential units.

The site is to be accessed via a private driveway and sits adjacent to the Erewash Canal providing rural views to the north eastern boundary.

There is potential for the canalside properties to secure garden moorings.

The Purchaser will be granted the right to upgrade/construct the private driveway to serve the development (hatched blue for identification purposes only on the aerial plan), together with the requisite rights of vehicular and pedestrian access.

The Purchaser will be responsible for erecting a boundary fence (specification to be agreed) along the lines A - B and C - D.

Accommodation

	Hectares	Acres
Total	0.15	0.38

Planning

Outline planning permission has been approved for the creation of up to 6 residential units by Erewash Borough Council. The relevant planning documents are available by emailing planning@erewash.gov.uk and quoting the planning reference: 1016/0046.

Tenure

Freehold.

Price

Offers over £200,000.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings

The site is open for viewings. Further details are available from the sole agents Craig Straw on 07967 680964 or Ross Whiting on 07921 948501.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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