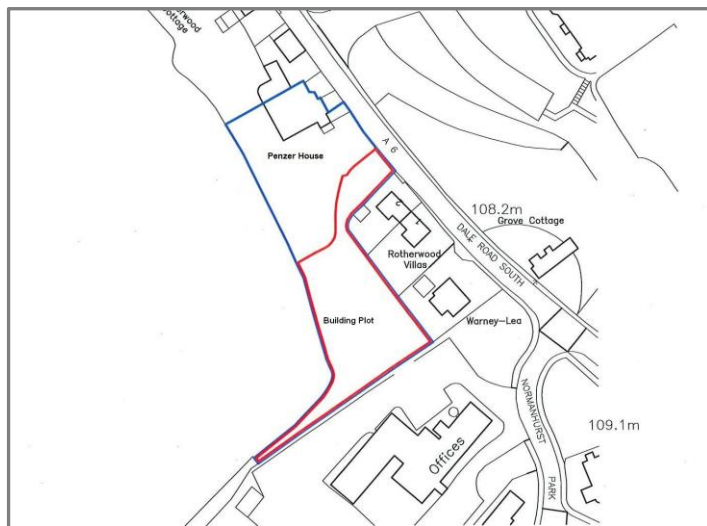


BUILDING PLOT
DALE ROAD SOUTH
DARLEY DALE
MATLOCK
DERBYSHIRE DE4 3BP



Offers Around £450,000

OF INTEREST TO BUILDERS, DEVELOPERS AND THOSE SEEKING A DISTINCTIVE SELF BUILD OPPORTUNITY.

A substantial single building plot extending to around one third of an acre, principally level and enjoying an enviable location looking across adjoining fields within the Derwent Valley.

Planning consent is granted for the development of a single and substantial detached dwelling. Plans submitted indicate a one and a half storey home of distinctive design providing over 2,000 sq ft of living space. The planning also includes the erection of a large garage / workshop, to a bespoke design which may offer opportunity for a number of uses, subject to meeting planning criteria.

The resulting dwelling, should appeal to the discerning professionals, growing family or retirees, all of whom will appreciate the convenient and pleasant situation.

The generous plot enjoys a favourable location, which commands superb views across neighbouring valley meadows and to the opposing hills of Oker and Stanton Moor in the west. The plot is situated back from Dale Road South, the A6 trunk road, almost midway between the thriving market town of Matlock and the more local amenities in neighbouring Darley Dale which provides a wide range of local shops, and amenities together with well respected primary schooling.

Full details of the planning application can be found on the Derbyshire Dales District Council planning portal under reference no. 21/01194/FUL or contact the agent for more details.

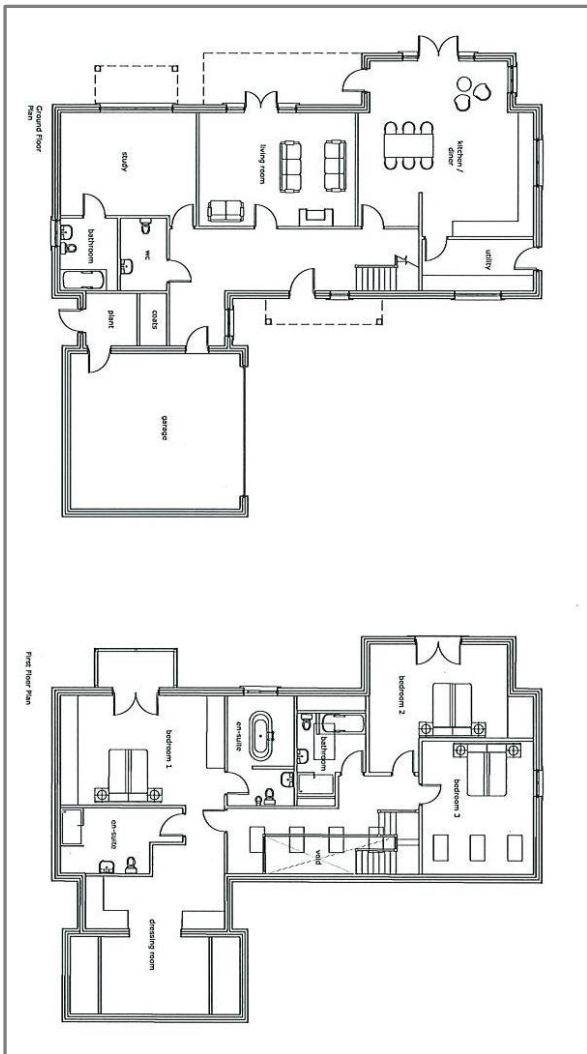
- Excellent single building plot of around 1/3rd acre
- Outline planning for one substantial detached dwelling
- Convenient and favoured location
- Close to local amenities
- Of interest to builders, speculators and self-builds
- Planning ref 21/01194/FUL

HOUSE ELEVATIONS

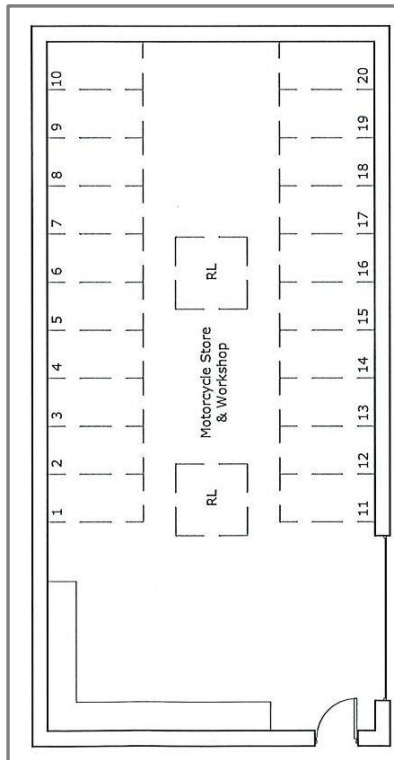


FLOOR PLANS (not to scale)

House



Garage / Workshop



www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

PLANNING – The proposed dwellings will be set well back from the A6 in around a third of an acre of grounds. Full details are available at Derbyshire Dales Planning Portal ref: 21/01194/FUL

TENURE – Freehold.

SERVICES – All mains services will be available for connection.

DIRECTIONS – From Matlock Crown Square, take the A6 north towards Darley Dale. On reaching St Elphin's Park (on the right), pass the entrance for Shand House on the left before locating the private driveway to the plot, which is shared with Penzer House, also on the left hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10080

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