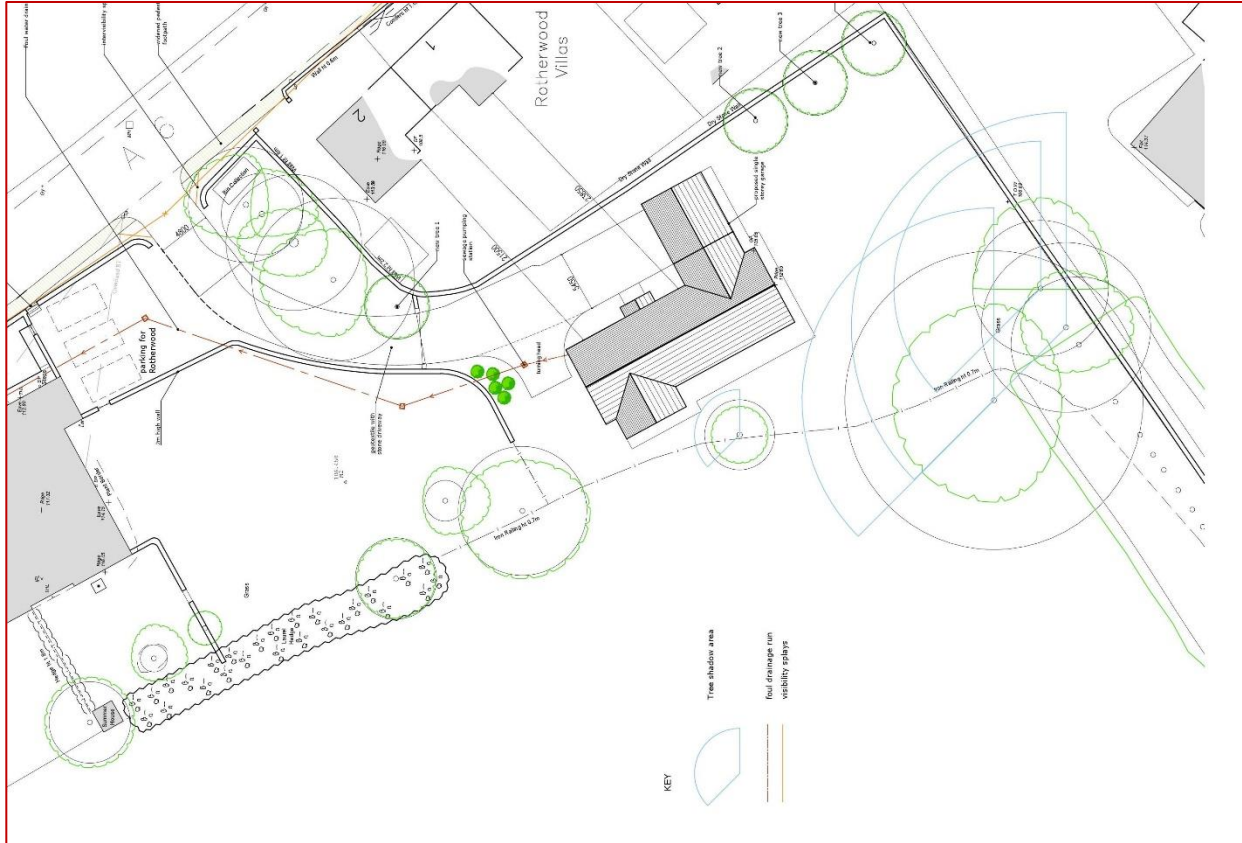


**SINGLE BUILDING PLOT
DALE ROAD SOUTH
DARLEY DALE
NR MATLOCK
DERBYSHIRE DE4 3BP**



£350,000

A substantial single building plot within around one third of an acre of level garden land enjoying an enviable location looking across adjoining fields within the Derwent Valley. A truly rare opportunity.

Of interest to builders, developers or discerning individual looking to commission a new build home of some distinction. Outline planning consent is granted for a single dwelling under planning reference 18/00924/OUT for which indicative drawings propose a single dwelling, potentially providing a home in excess of 3,000²ft of living space.

The garden plot is situated well back from the roadside yet conveniently accessed from the valley's main A6 trunk road around 1.5 miles north of Matlock and around half a mile from well respected local primary schooling and wide range of shops and facilities in the nearby villages of Darley Dale and Two Dales. Lying just outside the Peak Park boundaries amongst the delights of the Derbyshire Dales countryside, good road communications lead to the neighbouring centres of Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- Outline planning consent for substantial single building plot
- Envidable location
- Situated well back from the main A6 trunk road
- Of interest to builders and developers
- A truly rare opportunity

PLANNING – Outline planning permission is granted with conditions under reference 18/00924/OUT (PP-07217114), that decision issued by Derbyshire Dales District Council, 16 November 2018. It is envisaged the plot suitable for a single or two storey property which would orientate principally south west allowing views across adjacent fields towards the hills and moors across the valley.

TENURE – Freehold.

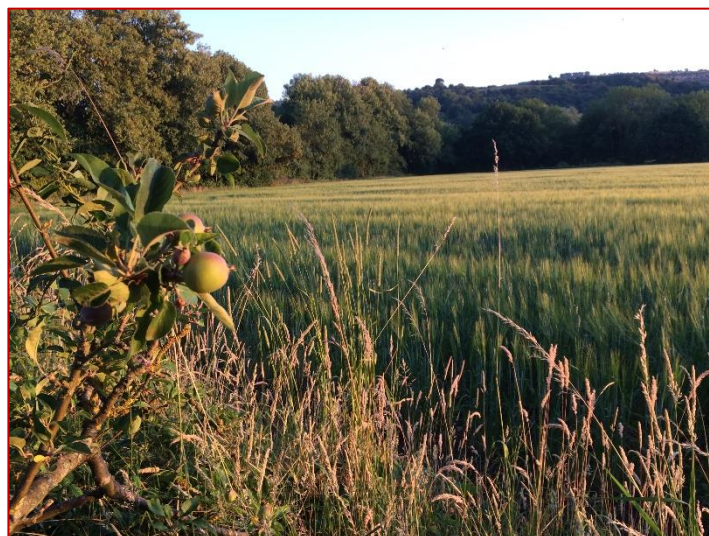
SERVICES – There will be the right to connect to all mains services nearby. Surface water drainage would have to be managed within the plot.

ACCESS – The current access will be improved by the seller and, in the first instance, planning permission envisages a temporary access onto the A6 to be agreed with the local planning authority with the highway improvement works to be completed before the new dwelling is first occupied.

DIRECTIONS – From Matlock Crown Square, take the A6 north towards Darley Dale. On reaching St Elphins Park to the right hand side, pass the entrance for Shand House on the left before locating the private driveway to Rotherwood around 40m further on the left hand side.

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

Ref: FTM9533



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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.

