

Cliffe Ash Lane

Idridgehay, Belper, DE56 2SE

John
German



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£1,000,000

Individual bungalow style property with Eco-designs (Planning Number AV/2020/0365). The property will benefit from a very, pleasant garden and agricultural land extending to approximately 3 acres (stm).

The planning consent granted and construction started of a single bungalow style property with Eco-designs (Planning Number AV/2020/0365). When fully constructed the property will offer three generous double bedrooms, a luxury en-suite shower room, a family bathroom, utility room, large open plan living kitchen and a useful study/potential fourth bedroom. There is to be a double garage constructed. The property will benefit from a very, pleasant garden and agricultural land extending to approximately 3 acres (stm).

The village of Idridgehay has the benefit of a village store and the renowned Black Swan restaurant. It is located approximately seven miles from the centre of Ashbourne, known as The Gateway to Dovedale, and the famous Peak District National Park. Local leisure activities include Carsington Water with its fishing and sailing. A wide range of amenities are available in the charming old town of Wirksworth approximately four miles to the north. The city of Derby is only 10 miles away and Derby's outer ring road provides convenient access to major trunk roads, the motorway network and many other midland and northern centres. There is a regular train service from Derby and London which takes approximately 95 minutes.

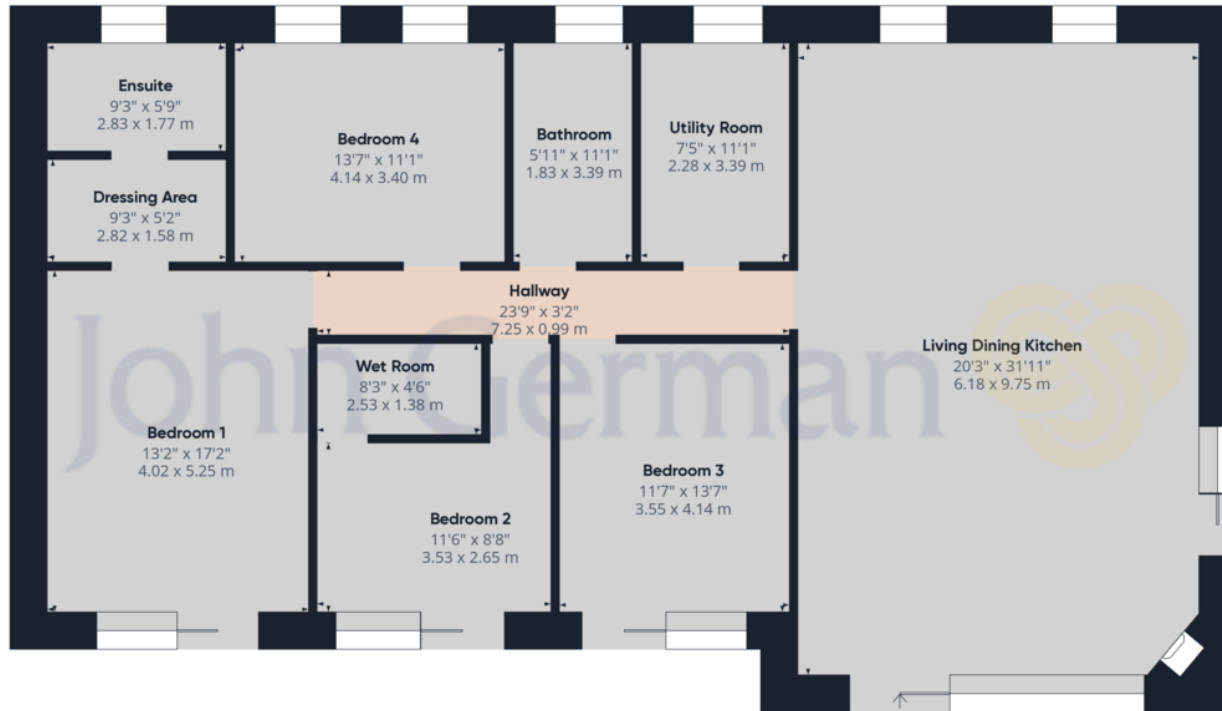
For further information contact the Agent.

Directional Notes

From Derby proceed along the main Duffield Road travelling to Duffield. At the first major traffic lights turn left into Wirksworth Road, proceeding along this road travelling for approximately 3 miles. At the traffic lights, by The Railway Public House, proceed straight over, continuing into the village of Idridgehay take the first turn left after passing The Black Swan Public House towards the village centre. After approximately half a mile take the turning left into Cliffe Ash Lane and the property is situated on the left hand side, clearly denoted by our For Sale board.







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Approximate total area^m
1721.05 ft²
159.89 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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