

Gresleywood Road, Church Gresley, DE11

£100,000



CADLEY CAULDWELL are pleased to offer to the market this BUILDING PLOT of approximately 650 sq. metres in a POPULAR RESIDENTIAL LOCATION and within easy access of local amenities and major routes.

With OUTLINE PLANNING PERMISSION for the erection of a THREE BEDROOM DORMER BUNGALOW WITH ATTACHED GARAGE, this would be ideal for a local builder / developer looking for their next project.

****Main Sewers/Gas/Electric and Water is available but currently capped off****

Contact CADLEY CAULDWELL on 01283-217251 for further details and to arrange your viewing.

 BUILDING
PLOT

 POPULAR RESIDENTIAL
LOCATION

 OUTLINE PLANNING
PERMISSION

Gresleywood Road, Church Gresley, DE11

Directions

From Sainsbury's Island take the first exit onto Civic Way, proceeding past the leisure centre on the left onto Hearthcote Road. Continue along this road and past the second mini island take the first turning onto Gresleywood Road. At the top of the road take the follow the left-hand bend around. Follow the road along and the property will be found located on the right-hand side clearly identifiable by our for sale sign. SAT NAV USERS POSTCODE: DE11 9QN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.