POTENTIAL DEVELOPMENT SITE

ROUGH HEANOR FARM
MICKLEOVER DERBY DE23 3NL

11 ACRES DEVELOPMENT OPPORTUNITY
UNCONDITIONAL OFFERS IN REGION OF £2,000,000

- Excellent opportunity to acquire 11 acres of potential development land (subject to planning consent)
- Adjacent to A38 and A516 junction
- Well located on the edge of good residential area with excellent range of amenities and transport links.

For further details contact Hugh Broadbent of Chartex
Tel: 01773 599990 Fax: 01773 880828
Email: hugh@chartex.co.uk

INTRODUCTION

The properties are well located close to Uttoxeter New Road within easy walking distance of Derby City Centre. There are excellent local amenities including restaurants, public houses and various retail shops. The property also benefits from excellent communication links.

DESCRIPTION

The property offers a potential developer an excellent opportunity for a large scale development.

TENURE

The property is available freehold and unconditional offers in the region of £2,000,000 are sought.

LEGAL COSTS

Each party to be responsible for their own legal costs associated with this transaction.

RATING

Prospective purchaser to make their own enquiries with Derby City Council on 01332 293 111.

SERVICES

All mains services are understood to be connected or available to the property.

VIEWING

Strictly by appointment with Chartex
Telephone - (01773) 599990

HB/pjc/04.08.09

Subject to Contract

Property Misdescriptions Act 1991

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only
2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.
3. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering into any commitment.

These particulars are issued on the distinct understanding that all negotiations are to take place through Jones & Company. The property is offered subject to formal contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing.

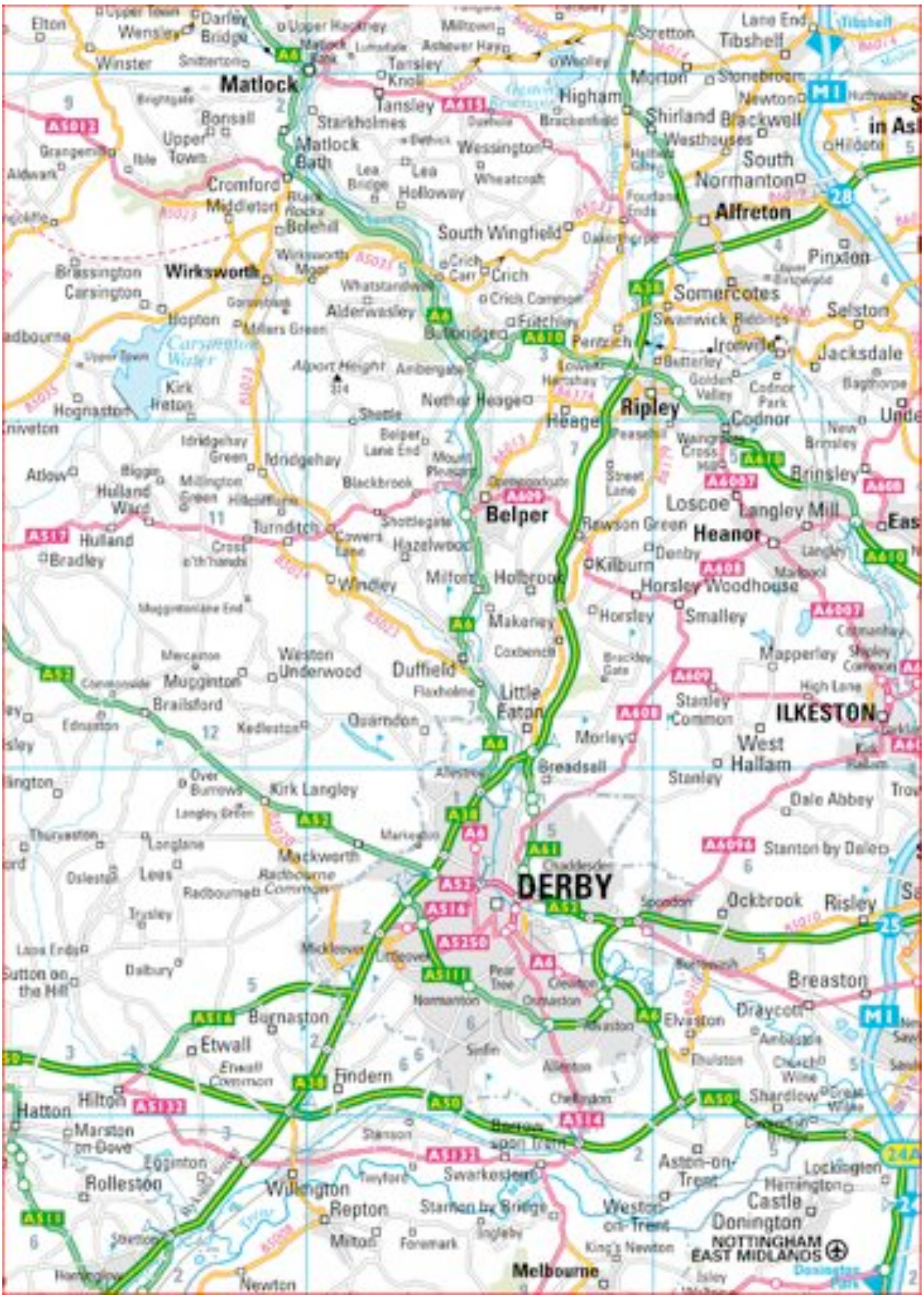
Jones & Company (for themselves and for the vendor/assignor/lessor of this property whose agents they are) give notice that:

- These particulars do not constitute nor form any part of an offer or contract
- All statements contained herein as to this property are made without responsibility on the part of Messrs Jones & Company or the vendor/assignor/lessor
- None of the statements contained herein as to this property are to be relied upon as statements or representations of fact
- Any intending party is to satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained herein

The vendor/assignor/lessor does not make nor give neither Messrs Jones & Company or persons in their employment any authority to make or give representation or warrant whatsoever in relation to this property.

04/09/2007

- For identification purposes only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Tansley
Tansley Knoll
Starkholmes
Matlock Bath
Cromford
Middleton
Bonsall
Upper Town
Wirksworth
Brassington
Carsington
Hopton
Carsington Water
Kirk Ireton
Hognaston
Ashbourne
Higham
Shirland
Brackenfield
Wessington
Lea
Lea Bridge
Holloway
South Wingfield
Crich
Alderwasley
Whatstandwell
Ambergate
Nether Heage
Heage
Ripley
Codnor
Somercotes
Alfreton
Pinxton
Selston
Jacksdale
Ironville
Brinsley
Langley Mill
Loscoe
Heanor
Belper
Shottlegate
Hazelwood
Milford
Holbrook
Makeney
Duffield
Little Eaton
Kilburn
Horsley
Horsley Woodhouse
Smalley
Mapperley
ILKESTON
Stanley Common
West Hallam
Stanley
Dale Abbey
Stanton by Dale
Morley
Breadsall
Weston Underwood
Mugginton
Brailsford
Kedleston
Osmaston
Kirk Langley
Mackworth
Radbourne
Lees
Longlane
Thurvaston
Trusley
Dalbury
Sutton on the Hill
DERBY
Spondon
Ockbrook
Risley
Breaston
Draycott
Elvaston
Burnaston
Etwall
Findern
Hilton
Hatton
Marston on Dove
Egginton
Rolleston
Willington
Repton
Milton
Newton
Melbourne
Swarkestone
Twyford
Stenson
Barrow upon Trent
Aston-on-Trent
Weston on Trent
Castle Donington
Lockington
Hemington
NOTTINGHAM EAST MIDLANDS
King's Newton
Sinfin
Chellaston
Shardlow
Thulston
Ambaston
Sawley
Stanton by Bridge
Ingleby
Foremark
Stretton
Morton
Stonebroom
Newton
Tibshelf
Lane End
Hilcote
Hucknall
Ashover
Milltown
Darley Bridge
Wensley
Winster
Elton
Upper Hackney
Lumsdale
Brightgate
Grangemill
Aldwark
Ible
Alderwasley
Millers Green
Upper Town
Airport Height
Shottle
Belper Lane End
Idridgehay Green
Idridgehay
Blackbrook
Mount Pleasant
Hulland Ward
Hulland
Bradley
Turnditch
Cowers Lane
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