

LOT 9

RIPLEY

LAND AT 91-95 DERBY ROAD, DE5 3HS

- | Freehold site of about 0.06 acres (245.65sq m)
- | A mainly residential area
- | Possible development opportunity, subject to obtaining necessary consents
- | Vacant possession

DESCRIPTION

A roughly rectangular shaped site of about 0.0607 acres (245.65 sq m), that could be suitable for a variety of uses, including a possible development, subject to obtaining any necessary consents. It is in a mainly residential area.



LOCATION

- | **Summary:** The site is located on the east side of Derby Road by the entrance to Providence Street (a residential cul-de-sac).
- | **Miles:** Ripley 0.7 miles, Derby 10 miles
- | **Roads:** B6179, A610, A38

TENURE

Freehold

VAT

Refer to the legal documentation

EPC

No EPC required

PLANNING

Amber Valley Borough Council (01773 841509) www.ambervalley.gov.uk

ADDRESS	ACRES	HECTARES
Land adjoining 89 Derby Road	0.06	0.0246

Please note that any plans or photographs used are to help locate the property and may not show the exact legal boundaries. Prospective purchasers are advised to refer to the title plan in the legal pack. The areas have been provided by the vendor.

Upon the Instructions of

JCDecaux

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