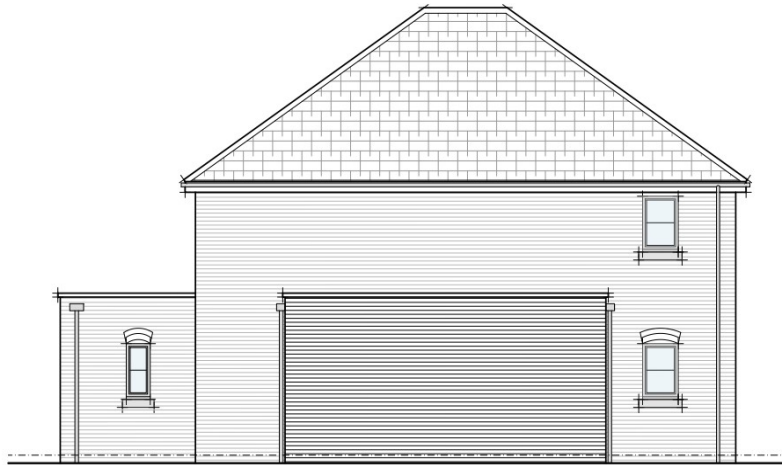




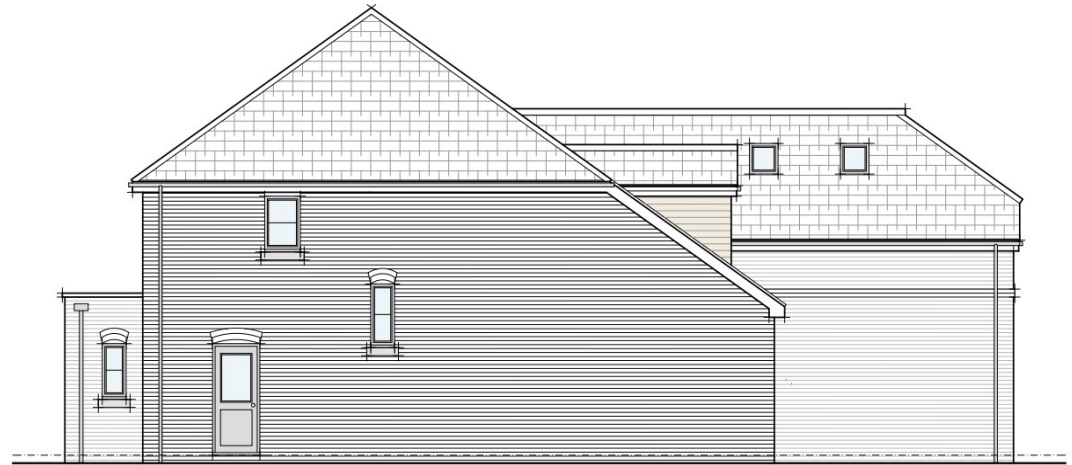
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Building plot off Birkinstyle Lane  
Shirland



# Building Plot off Birkinstyle Lane

Shirland

Alfreton

DE55 6BS



0.14 ac

A rare opportunity to acquire a good-sized building plot in a residential location, with full planning permission for a detached four bedroom dwelling with a spacious garden and off-road parking. The plot extends to approximately 0.14 acres, benefitting from good transport links and a popular village location.

## Guide Price:

£175,000



Bakewell Office - 01629 812777



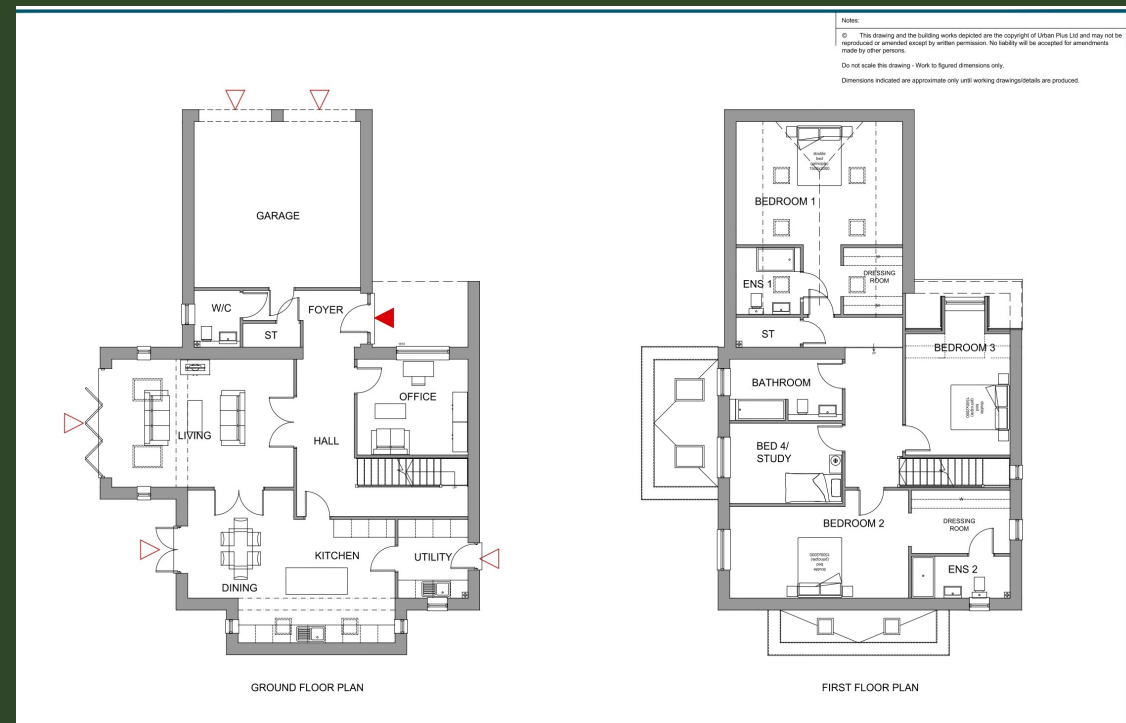
bakewell@bagshaws.com

### Description:

The sale of this plot offers an exciting opportunity to acquire a parcel of land in a residential location, with full planning permission for a four bedroom detached dwelling benefitting from off-road parking, a generously-sized garden, and a garage. The plot extends to approximately 0.14 acres (561.86m<sup>2</sup>), offering a good-sized plot for a small-scale developer, with the certainty of planning permission already attained.

### Location:

The plot is situated in the village of Shirland, offering surrounding countryside with useful transport links to nearby towns and cities, including; Alfreton to the south (2.2 miles), Matlock to the west (7.0 miles), Chesterfield to the north (8.5 miles), and Mansfield to the east (11.2 miles). A wide range of amenities can be found within close proximity and the plot is within catchment for good schools.



### Directions:

Head north out of Alfreton town centre on the A61 Chesterfield Road. Follow the road for approximately 2.0 miles, heading into the village of Shirland. As the road forks, bare right onto Town End signposted for Stonebroom. Follow the lane to the end, turn right, the property can be found right hand side indicated by our 'For Sale' board.

### Services:

We believe services are within the vicinity, however interested parties should make their own enquiries.

### Planning Permission:

The site has Full planning permission, granted by North East Derbyshire District Council with All Matters reserved and listed below;

Proposed two-story detached dwelling and garage with creation of new access (Amended Plans) granted in March 2025 (Ref; 23/00918/FL ).

All copies are available upon request, or via the Local Planning Authority website.

### Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

### Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. Please park carefully.

### Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

### Vendor's Solicitors:

Brendan Walsh gunnercook LLP, 1 Cornhill, London, EC 3V 3ND

### Local Authority:

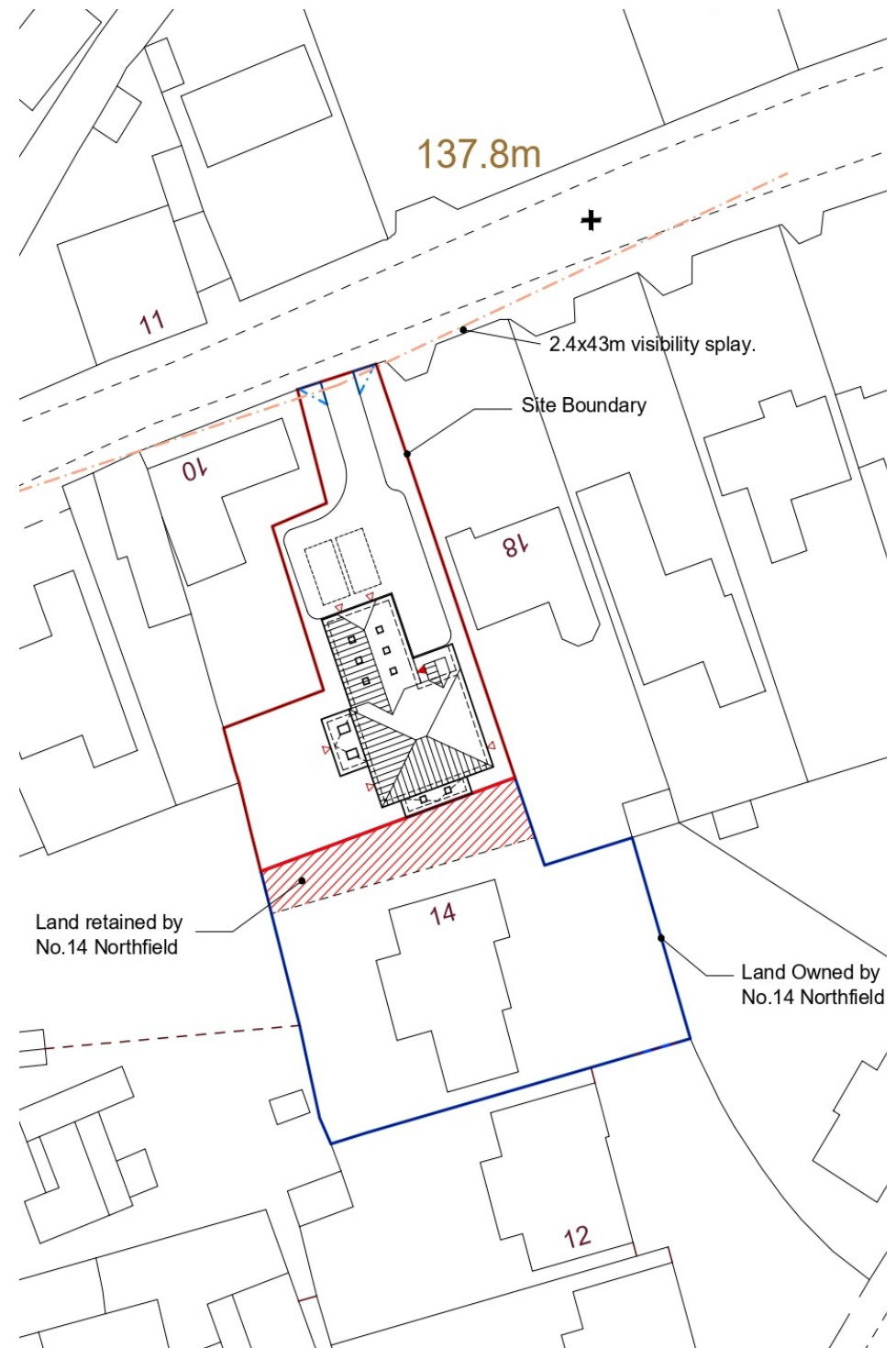
North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire S42 6NG

### Method of Sale:

This property is to be sold by private treaty.

### Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.







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