



## **DEVELOPMENT SITE NOW AVAILABLE IN DERBYSHIRE**

With a shortage of land and opportunities for residential development, FHP Property Consultants are pleased to be able to offer a small site of just under half an acre for sale.

The plot is located in Ilkeston, Derbyshire on Rose Avenue, which is situated in the north west side of the town centre off Heanor Road. Ilkeston has a host of amenities and transport connections have been further improved with the opening of the railway station.

Tim Richardson of FHP Property Consultants comments:

*“There is a shortage of development opportunities such as this and it is rare for an oven ready site to come available”.*

There is outline planning permission for nine 2 bedroom dwellings. Guide price is £250,000.

Further information is available from the agents - FHP Property Consultants on 01332 343 222 or email [timr@fhp.co.uk](mailto:timr@fhp.co.uk).

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### Notes to Editors

- FHP is a Midlands based commercial property consultancy with offices in Nottingham and Derby. Its 80 strong team offers a full range of professional and commercial property solutions for clients in the retail, leisure, office, industrial, residential land and investment markets.
- The Company also provides businesses with a full property consultancy service including valuations, rates appeals, compulsory purchase advice with the Company having a strong Property Management Department which manages properties for individuals, corporate and institutions.
- FHP has been involved in some of the largest commercial property deals and developments within the region and works with national operators including Intu Properties Plc and Clowes Developments (UK) Limited.
- FHP is also able to call upon the expertise of its sister residential property Company FHP Living Limited which handles the sales of select properties across Nottinghamshire and the surrounding areas from boutique offices in the Nottingham City Centre and West Bridgford.