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Site at St Christopher's Church, 175 Shaftesbury Crescent, Derby DE23 8NA

**Guide price\* £100,000–£130,000**



**A residential development opportunity to purchase a church with land, now vacant and with lapsed planning for nine apartments.**

#### Description

Sitting on a good sized site in a residential suburb is this church, now vacant and with lapsed planning for nine apartments (demolishing the church). The site offers future a residential development opportunity for a builder or property professional or alternatively someone looking to convert the church or use the current space. Planning has now lapsed for the apartments please see planning reference 05/10/00516 for the original application.

#### Location

Located on Shaftesbury Crescent very close to a previous large Strata housing development on the site of the former of Derby County FC grounds. The area is well

served by local facilities and amenities, road, bus and rail networks and within short distance of Derby town centre.

#### Tenure

TBC

#### EPC

Exempt

#### Auction Valuer

Lucy Crapper ANAVA

#### Note

Plans shown are for information only and are not to scale; they were produced in connection the planning application in 2010 and are not current.

#### Planning Permission

Planning permission has now expired but was granted by

Derby City Council, reference 05/10/00516 for the original application. Interested parties are referred to Derby City Council website [www.derby.gov.uk](http://www.derby.gov.uk) Planning and development section.

#### Viewing

Strictly by appointment with joint agent Frank Innes Derby 01332 916021 For any other auction enquiries please call the auction team on 0114 254 1185 Any viewers of this property are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions, Frank Innes Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.

