

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

Littleholme, Coton Park, Swadlincote, DE12


Offers Over £400,000



CADLEY CAULDWELL are excited to bring to the market this potential building plot. Located in the quiet village of Coton Park close to major route ways. 1.25 Acres (0.50 Hectares). For more information please contact CADLEY CAULDWELL estate agents on 01283 217251.

 *BUILDING PLOT*

 1.25 ACRES (0.50 Hectares)

 Located in the quiet village of Coton Park

Littleholme, Coton Park, Swadlincote, DE12

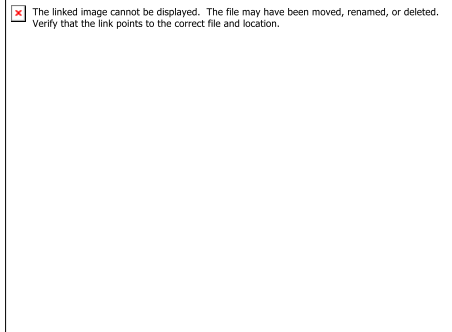
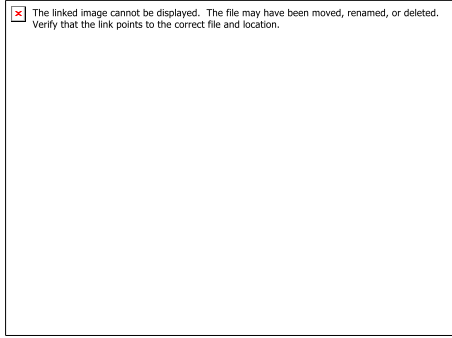
Directions

From Sainsbury's roundabout travel along the A514, at the first roundabout take the first exit and at the next roundabout take the third exit (remaining on A514), at Cadley Hill Roundabout take the second exit signposted Caldwell, as you enter Coton Park take a right turn, continue to follow the road up going past a farm on your right hand side. You will locate the land on your left. SAT NAV USERS POSTCODE: DE12 6RG.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	<input checked="" type="checkbox"/> The likelihood of increasing energy efficiency is low.	<input checked="" type="checkbox"/> The likelihood of increasing energy efficiency is low.
(81-91) B	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.
(69-80) C	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.
(55-68) D	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.
(39-54) E	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.
(21-38) F	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.
(1-20) G	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	<input checked="" type="checkbox"/> The likelihood of increasing energy efficiency is low.	<input checked="" type="checkbox"/> The likelihood of increasing energy efficiency is low.
(81-91) B	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.	<input type="checkbox"/> The likelihood of increasing energy efficiency is low.
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Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





Viewing by appointment only with Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.