



## Plot 1 Main Street Scropton, Derby, DE65 5PQ

Coming Soon, Abode Estate Agents are excited to be working alongside James Nicholas Homes on their Exclusive New Homes in Scropton – Early 2025

A fantastic opportunity awaits buyers with the upcoming launch of a prestigious residential development in the sought-after village of Scropton, Derbyshire. Set to be released in early 2025, this exceptional site will offer up to 9 beautifully designed homes, catering to those seeking a peaceful semi-rural lifestyle with modern conveniences.

For more information or to register your interest, contact Abode Estate Agents today. Don't miss your chance to be part of this exciting new development!

Prices From £525,000

# Plot 1 Main Street

Scropton, Derby, DE65 5PQ



Register Your Interest Now

Location Highlights

Commuter Accessibility



Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	