Ashby Road
Woodville, Swadlincote, DE11 7BZ

John German

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£350,000

A fabulous and exciting opportunity to purchase two individual building plots with Planning Permission for two detached three bedroom homes alongside the existing detached dormer bungalow of over 1400 sq.ft.

An excellent chance for a developer to acquire not one but two individual building plots for detached three bedroom, two bathroom dwellings. Planning Permission was granted by South Derbyshire District Council, planning ref: 9/2017/0623, 4th February 2020.

We understand from the vendors that footings have been completed for one of the plots and it has been inspected. We advise all interested parties to seek further verification.

Aintree - Existing Dwelling
This detached dormer bungalow is deceptive in appearance, extending to around 1444 sq.ft or thereabouts. On the ground floor you will find an entrance porch, reception hallway, a spacious feature open plan lounge/dining room, a breakfast kitchen with utility room off, conservatory room alongside a spacious ground floor bathroom with a separate shower in addition to a ground floor double bedroom. On the first floor there are two bedrooms and a separate WC.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: No mains gas. The existing property has an oil fired central heating system. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.
Useful Websites: www.gov.uk/government/organisations/environment-agency
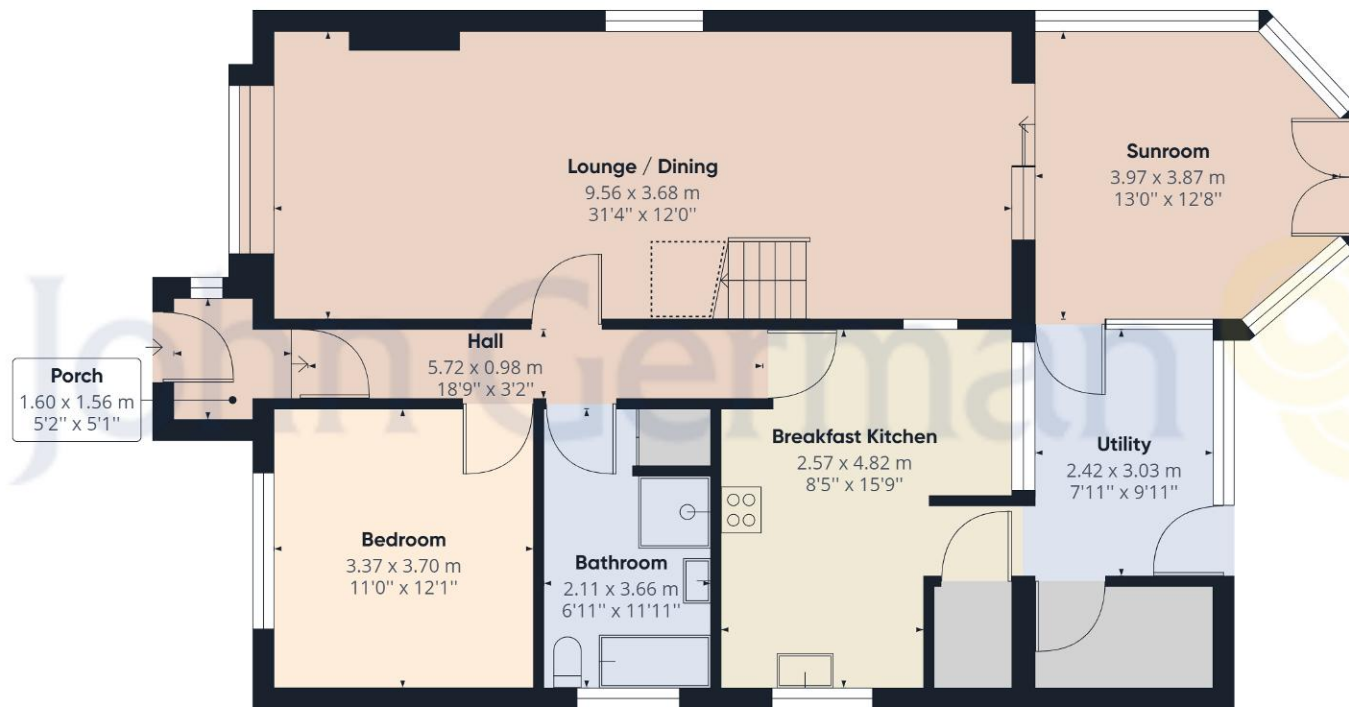www.southderbyshire.gov.uk
Our Ref: JGA/13052022
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Lounge / Dining
9.56 x 3.68 m
31'4" x 12'0"

Sunroom
3.97 x 3.87 m
13'0" x 12'8"

Porch
1.60 x 1.56 m
5'2" x 5'1"

Hall
5.72 x 0.98 m
18'9" x 3'2"

Bedroom
3.37 x 3.70 m
11'0" x 12'1"

Bathroom
2.11 x 3.66 m
6'11" x 11'11"

Breakfast Kitchen
2.57 x 4.82 m
8'5" x 15'9"

Utility
2.42 x 3.03 m
7'11" x 9'11"

Ground Floor   Building 1

Bedroom
3.01 x 4.58 m
9'10" x 15'0"

Bedroom
2.74 x 1.86 m
8'11" x 6'1"

Landing
2.09 x 1.86 m
6'10" x 6'1"

WC
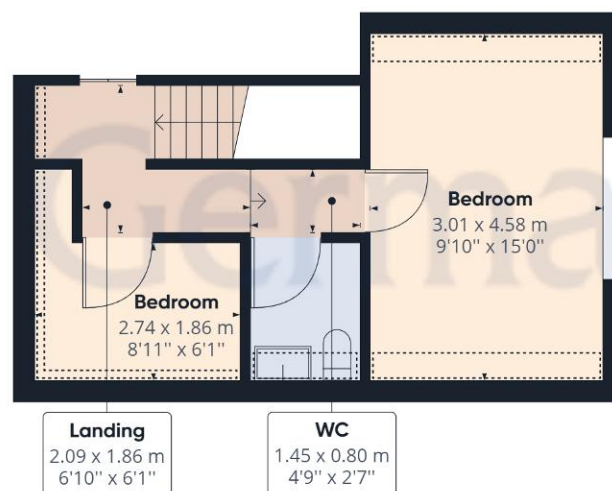1.45 x 0.80 m
4'9" x 2'7"

Floor 1   Building 1

Approximate total area[1]
1442.15 ft²
133.98 m²

Reduced headroom
43.25 ft²
4.02 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

GIRAFFE360

Delheim

proposed two storey dwellings

garden
9m

2m high close boarded fence

paved paths and patios

plot 1   plot 2

existing fencing

existing fencing

parking spaces plot 2

turning area

parking spaces for No.29

parking spaces plot 1

garden

existing garden

permeable block paving to driveway, turning area and parking spaces.

27

2m high close boarded fence

existing fencing

29

existing fencing

shared access driveway

2.7m

3.0m

existing fencing

existing garden area lawn and shrubs to be reduced in area

access 4.25m wide x 5m

ground shrubs max 600mm high

25

grass verge

43m

visibility splay

ASHBY ROAD

35

2.4m

visibility splay

60.9m

39.5m

pedestrian visibility splays

Carpinus betulus Fastgiata Frans Fontaine
Quercus palustris Green Pillar

Ground Shrubs – 400mm-600mm high

to the areas coloured brown and to the front of No.29 –
a mixture of the following spaced at 450mm – 500mm centres:
Heuchera micrantha Palace Purple
Spiraea japonica Firelight
Euonymus fortune Emerald Gaiety
Vinca minor Alba
Hedera helix Hibernica
Lavandula angustifolia

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 | D
39-54	E		
21-38	F	25 | F	
1-20	G		

John German
63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH
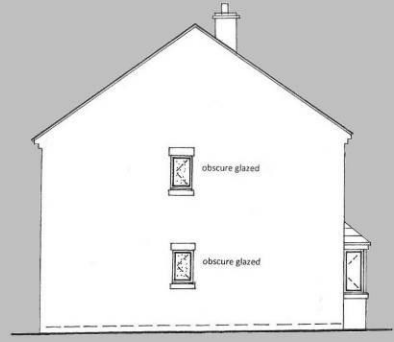01530 412824
ashbysales@johngerman.co.uk

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Proposed Ground Floor Plan

kitchen

living area

wc

utility

cupb'd

lounge area

hall

Proposed First Floor Plan

bedroom 2

bedroom 3

bathroom

landing

bedroom 1

en suite
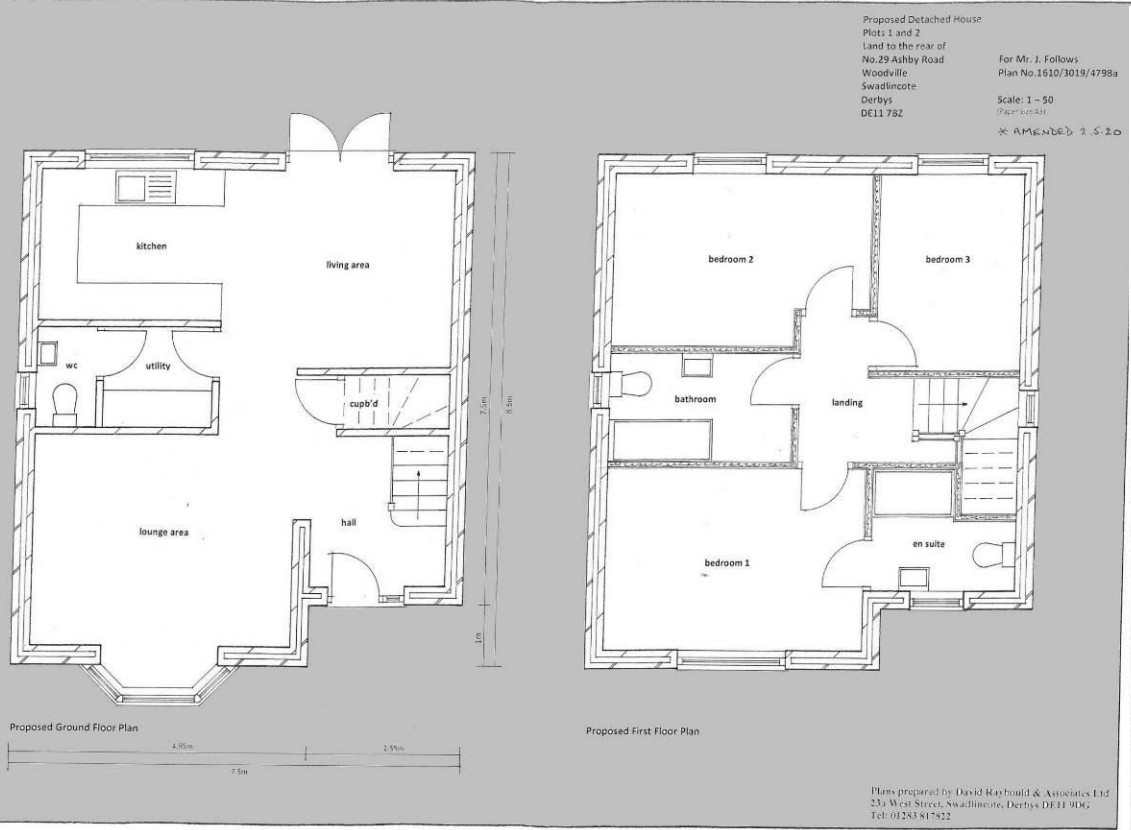
Proposed Front Elevation

obscure glazed

Proposed Side Elevation (west)

obscure glazed

obscure glazed

Proposed Side Elevation (east)