

Grangewood

Netherseal, Derbyshire, DE12 8BE



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£360,000

A superb residential building plot in an outstanding rural location extending to approximately 0.43 acres, with the benefit of detailed planning consent (ref: 9/2018/0284) granted by South Derbyshire District Council.

This is a very rare opportunity to develop a spacious detached country home to an individual traditional design incorporating five bedrooms, several reception rooms and a detached double garage, in all extending to over 2700 square feet of accommodation, set within a large garden plot overlooking rural countryside.

The plot is located between Netherseal and Lullington, both very attractive villages with good local amenities together with access to the M42 for travel.

Agents Notes:

- 1) This is detailed consent subject to conditions and reserve matters which can be viewed via South Derbyshire District Councils planning portal found here: <https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning> using reference 9/2018/0284.
- 2) The permission expires in March 2021, however the vendor has applied for an extension. Ask agent for further details.
- 3) The existing timber chalet on the site has permission for use as a residential occupation and the vendor could remove or leave subject to the buyers wishers.
- 4) Tenure: The plot is to be sold freehold.
- 5) Services: Mains electricity is connected. Drainage is to a septic tank on site; however, the purchasers must satisfy themselves as to whether it meets current building regulations or requires replacement with a new treatment system. There is no mains gas in the area. Water is currently supplied from the vendors adjoining property and a new mains water supply will be required.
- 6) Access to the site is locked and viewing is strictly by appointment with the agent subject to covid-19 guidelines.

Useful Websites: www.environment-agency.co.uk; www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning

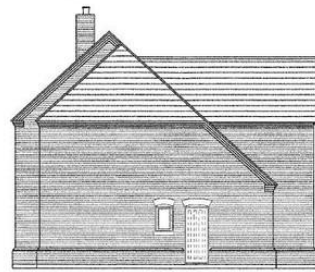
Local Authority/Tax Band: South Derbyshire District Council / Tax Band: Not Yet Confirmed

Our Ref: JGA/18122020

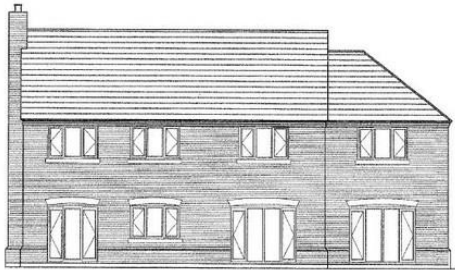




FRONT ELEVATION (NORTH)



SIDE ELEVATION (EAST)



REAR ELEVATION (SOUTH)



SIDE ELEVATION (WEST)

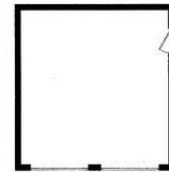
DEVELOPMENT
PROPOSED DWELLINGS

SITE ADDRESS
LAND ADJACENT BRACKENHURST

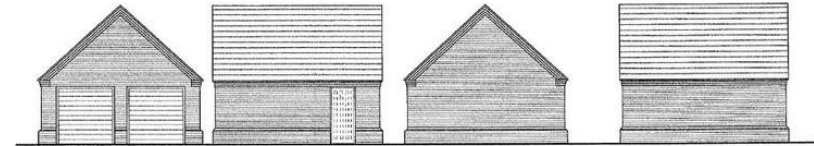
DRAWING
PLOT 2 ELEVATIONS

SCALE: 1:100

DRAWING NUMBER
RS/B/JW/301



PLOT 2 GARAGE PLAN (INTERNAL FLOOR AREA 30.847M2)



PLOT 2 GARAGE ELEVATIONS

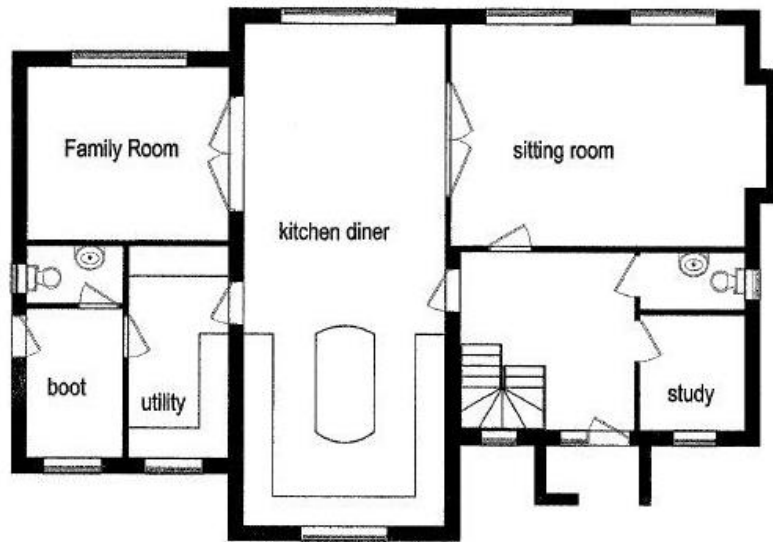
DEVELOPMENT
PROPOSED DWELLINGS

SITE ADDRESS
LAND ADJACENT BRACKENHURST

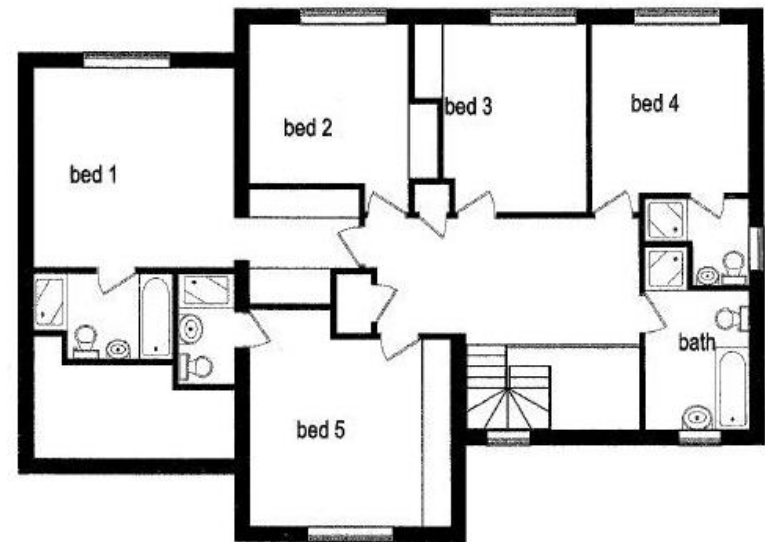
DRAWING
GARAGE BUILDINGS

SCALE: 1:100

DRAWING NUMBER
RS/B/JW/301



PROPOSED GROUND FLOOR PLAN (INTERNAL FLOOR AREA 130M2)



PROPOSED FIRST FLOOR PLAN (INTERNAL FLOOR AREA 122M2)



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.

ENERGY PERFORMANCE
CERTIFICATE NOT REQUIRED

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