

for sale

£900,000 Freehold



Plots To Rear Of Derby Road Draycott Derby DE72 3NX

A unique opportunity for a small development of four luxury detached dwellings in the highly desirable village of Draycott. The site in total is approx 1.2 acres and has outline planning (Ref no. ERE/09210015) granted 3rd March 2022. Viewing of the site is by strict appointment through Ashley Adams



Property Details

A unique opportunity for a small development of four luxury dwellings in the highly desirable sought after village of Draycott with outline planning permission. The site is in total approx 1.2 acres and is set well back from Derby Road offering a high degree of privacy and yet easy access to local amenities and major link roads etc. Outline planning was granted 3 March 2022, ref no. ERE/0921/0015. The site is part of the rear garden of Magnolia House in an established area containing a mix of detached dwellings and semi detached dwellings, some of which sit in large plots. The site falls within settlement boundary for Draycott, an established residential area served by public transport and with a range of local facilities. In these respects the site is considered to be within a sustainable location. The need to accommodate future housing needs within the borough is a core requirement of the NPPF and one of the councils key priorities. Accordingly the development of the site is considered appropriate in meeting the needs of future residents of the Borough and could be said to represent a more efficient use of the land. The proposed layout which has been provided demonstrates that the site is capable of containing four detached dwellings with associated parking and amenity areas. The Green Belt is beyond the western boundary of the site.

Measurements

The sizes are based on a 300mm cavity wall and are as follows:

Plot 1

184sqm Indicative gross internal floor area over two storeys (no front facing windows so rooms in the roof). This also has an additional 30.5sqm in the form of an attached garage. This could be added to the space in the home.

Plot 2

175sqm Indicative gross internal floor area over two storeys. This has no garage so that would need to be deducted if creating an internal garage.

Plot 3

175sqm Indicative gross internal floor area over two storeys. This has no garage so that would need to be deducted if creating an internal garage

Plot 4

172sqm Indicative gross internal floor area over two storeys. This has a detached double garage of an additional 30sqm.

Area Information

Draycott itself is a highly desirable and convenient residential location having easy access to M1 A52 A38 East Midlands Airport and Long Eaton train station, which provides a direct service to Nottingham, Derby, Birmingham and London. The village has a variety of shops and public houses, a well-regarded Primary and Infant school, feeding into Wilsthorpe and Friesland Secondary Schools. The village also has an excellent bus route service to Nottingham, Derby and Long Eaton, where a wider variety of amenities can be found.





To view this property please contact Ashley Adams on

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39 Market Place Melbourne
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Tenure: Freehold

EPC Rating: Exempt

Property Ref: MEL203915 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.