

An aerial photograph of a building plot. The plot is rectangular and features a green roof with various plants, including tall grasses and some bare trees. The roof is bordered by a low wall. To the left of the plot is a residential area with several houses and a paved road. To the right of the plot is a larger paved area, possibly a parking lot or a road, with some construction materials and a white van. A road with white lane markings runs diagonally across the bottom right of the image. The overall scene is a mix of urban development and green space.

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Building Plot, DE65
£200,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



BUILDING PLOT - An exciting opportunity to acquire this superb building plot with full detailed planning consent approved for the building of a stunning individual home extending to around 4100 square feet and offering five double bedrooms with double garage. This plot offers someone the rare opportunity to build a substantial detached home of immense style and character, set within this most convenient and accessible location on the edge of Hilton Village. South Derbyshire Planning Reference: DMPA/2023/0523

The potential layout will incorporate: ground floor: reception hallway, cloaks wc, study, snug, living room, superb open plan dining kitchen, pantry, bootroom and utility room. First floor landing leading to five double bedrooms and family bathroom. The primary bedroom suite will have the benefit of a walk in wardrobe and en-suite. Two further bedrooms will also have the benefit of en-suite facility.

This location on Egginton Road on the edge of Hilton offers easy access to major road networks with A38 and A50 being located just a few minutes drive away. This location is also well positioned for easy access to the neighbouring villages of Etwall, Egginton and Willington with Mercia Marina and its beautiful canal side walks along the banks of the Trent and Mersey Canal.









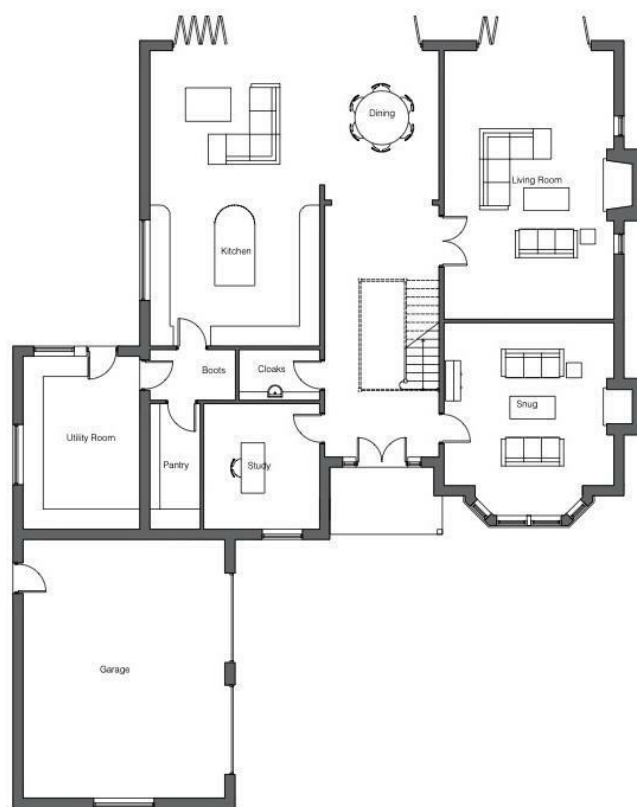
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NORTH ELEVATION AS PROPOSED



GROUND FLOOR AS PROPOSED

The Particulars

- Building Plot - Detailed Planning Consent Approved
- Exciting Opportunity to Build a Dream Home of over 4100 Square Feet
- South Derbyshire Planning Reference: DMPA/2023/0523
- Reception Hallway, WC, Utility, Boot Room & Pantry
- Three Reception Rooms & Superb Open Plan Dining Kitchen
- Five Double Bedrooms, Three En-Suites & Bathroom
- Generous Plot, Driveway & Double Garage
- Close to Open Countryside
- John Port School Catchment
- Swift Access to Road Networks A38 & A50

Size

Approx 4165.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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