

CURRAN
BIRDS
+ CO

Building Plot
Uttoxeter Road, Foston
Guide Price £125,000



CURRAN BIRDS + CO

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



BUILDING PLOT – An exciting opportunity to acquire an individual building plot with outline consent granted for the construction of a detached single-storey dwelling, set within a delightful position enjoying countryside views. Located within a sought-after hamlet, well placed for the South Derbyshire village of Hatton and the Staffordshire village of Tutbury.

Electricity supply and connection are included within the purchase price. The plot will also benefit from its own exclusive driveway access. Further works to be undertaken by the purchaser include site clearance, boundary fencing, and installation of water, drainage, and gas services.

South Derbyshire Planning Reference: DMPA/2023/0896/







CURRAN BIRDS + CO

The Location

Foston is a delightful Hamlet situated close to the South Derbyshire Village of Hatton.

Hatton is a well-connected and popular village offering the kind of everyday convenience that shapes an easy lifestyle. Within walking distance are a supermarket, pharmacy with post office, café and local inn, along with a selection of independent eateries that serve as regular meeting points for residents.

For commuters, Hatton railway station provides direct links between Derby and Burton upon Trent, while regular bus services run through the village. Nearby Tutbury adds further amenities, including a doctor's surgery and additional cafés and restaurants. Surrounded by open countryside yet within comfortable reach of larger towns, Hatton strikes a balanced note between village calm and accessibility—ideal for those seeking a quieter pace without feeling remote.

The *Particulars*

- Building Plot - For Detached Bungalow
- Outline Planning Consent Approved
- South Derbyshire Planning Reference DMPA/2023/0896
- Restricted to a Single Storey Bungalow
- Close to South Derbyshire Village of Hatton
- Delightful Position with Countryside Views
- Rare & Exciting Opportunity
- Potential for Generous Driveway & Space for Garden
- Close to Shops & Amenities in Hatton & Tutbury
- Excellent Access to A50 & Uttoxeter

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved