


Spring Street

Castle Gresley, Swadlincote, DE11 9LF



John German 



A fantastic development opportunity with a Victorian detached three bedroom home with garage and off road parking, together with a large garden and single garage with planning permission for three dwellings, presenting a fantastic opportunity for developers and investors in a lovely established residential location.

£395,000



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Situated in a lovely established residential location, handy for a wide range of amenities is this fantastic opportunity for a developer or investor. Offering a unique combination of a Victorian detached three bedroom home ready for modernisation, together with a large adjoining garden plot with outline planning permission for three dwellings fronting Station Street.

The house itself has accommodation arranged over two floors, with a front entrance door opening into the hall with staircase off to the first floor and door leading through to an open plan lounge/diner with window to rear and a door opening through to a breakfast kitchen with base and eye level units, window to side and door to a conservatory which is ready for replacement or repair. Off the kitchen is also a ground floor bathroom with airing cupboard and window to side. To the first floor, the landing has doors leading off to three bedrooms, and the property also has the benefit of an outhouse and garden store/outbuilding to the rear.

Standing on a fantastic garden plot with established lawned gardens, with a driveway onto Spring Street and a single garage plus additional store/utility room. There is also a second single detached garage which is accessed off Station Street, and the property also has the benefit of outline planning permission granted in December 2022 for a pair of semi detached properties and a detached property, with matters access, scale, layout, appearance and landscaping reserved for later consideration. Planning ref no DMPA/20221560. A full copy of the planning documents available on the South Derbyshire council website or from our office.

Agents note: We understand the house and the garden with outline planning are under two separate land registry titles.

There is no gas connected to the property. There are no mains services to the plot.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: N/A

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA16122024

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AWAITING EPC MEDIA



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Agents' Notes

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