

Spring Street

Castle Gresley, Swadlincote, DE11 9LF



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

John German

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

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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