



## SUPERB RESIDENTIAL DEVELOPMENT SITE

BRUNT LANE, WOODVILLE, SWADLINCOTE, DE11 7EW



- Resolution to grant full planning for 12 detached houses
- Cul-de-sac location close to Woodville High Street
- Offers sought for the freehold interest

## **BACKGROUND**

We have been instructed to market the above residential development site and invite offers for the freehold interest.

## **LOCATION**

The site is on Brunt Lane which is located off the High Street in Woodville. The High Street offers a range of retail facilities and is also home to Woodville Primary School which is just a few minutes' walk from the site. Due to being located off a cul-de-sac, the site is in a relatively quiet location.

## **DESCRIPTION**

The site is a square shape and there is a gentle slope from north to south, extending to approximately 1.1 acre. The site is currently vacant but was previously used for light agricultural use and allotments. Neighbouring land uses are residential.

Brunt Lane is a private road and future residents of the houses on site will be required to pay a contribution of £50 per annum towards its maintenance. Responsibility for the upkeep of Brunt Lane lies with a management company which was set up following the development of the existing houses on Brunt Lane by Cameron Homes.

A new management company will be required for the maintenance of the new road and sewers within the site, with contributions coming from the future owners of the proposed new houses. Note also that foul drainage will be via a connection at the rear of Plot Nine for which a drainage easement with South Derbyshire Council is required; the form of this has been agreed with SDDC but it has not yet been entered into. Surface water drainage will be into the existing drains within Brunt Lane.

## **PLANNING**

A full planning application for residential development was approved by South Derbyshire District Council in March 2024, subject to the completion of a Section 106 Agreement. The application was originally for 21 affordable homes, since reduced to 12 private homes. The planning application reference number is DMPA/2022/0350. Required financial contributions total £91,461.32, as follows:

- Built Form contribution of £145.02 per bed space therefore in total £6,960.96
- Outdoor Sports contribution of £275.29 per bed space therefore in total £13,213.92
- Open Space contribution of £1,412.22 per bed space therefore in total £67,786.44
- National Forest contribution of £3,500.00

The 12 proposed new houses are all four-bed detached with integral garages. Their average floor area is 1,227 sq ft / 114 sq m.

## **GUIDE PRICE & VAT**

Offers in excess of £800,000. VAT will not apply.

## **FURTHER INFORMATION**

We have a further information pack which can be distributed to interested parties via WeTransfer. Contact Phil McConnachie at Griffin Land on 07990 922359 or [phil@griffinland.co.uk](mailto:phil@griffinland.co.uk)

## LOCATION PLAN:



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