

HoldenCopley

PREPARE TO BE MOVED

Moor Lane, Aston-On-Trent, Derbyshire DE72 2AG

£700,000

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Due to high demand on this property, we are no longer accepting viewings.

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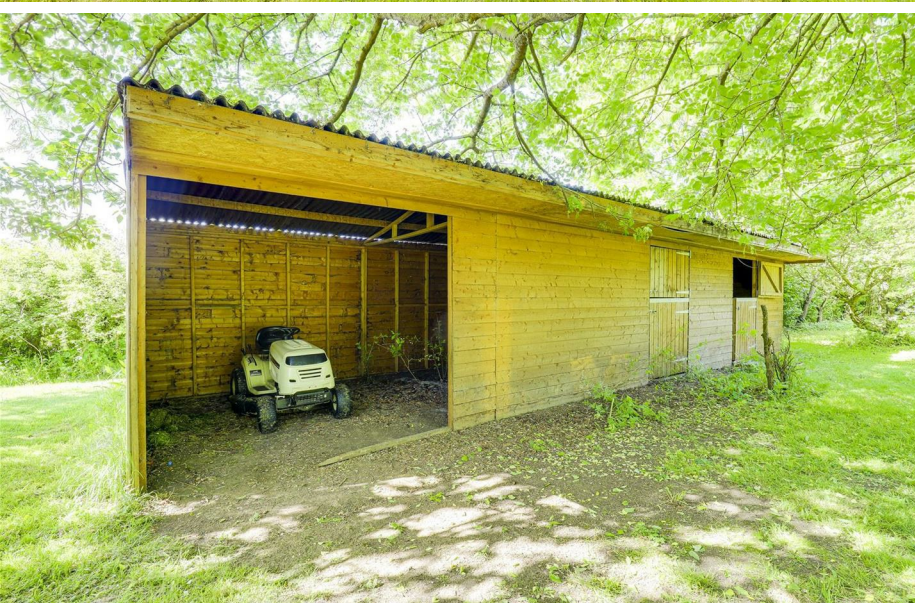


ONCE IN A LIFETIME OPPORTUNITY...

A fantastic opportunity to purchase a substantial plot of land stretching to approximately 7.5 acres, tucked away in a picturesque setting. Currently there is a chalet bungalow in need of renovation sitting in the middle of the site but with the plot previously having planning approved for a detached bungalow with a double garage, this offers an amazing development opportunity for someone wanting to do a self-build but it is also subject to an agricultural tie. The property is located within a rural location and has easy commuting links as well as access to various local amenities. Internally, the bungalow has two large conservatories, a living room and a kitchen complete with two bedrooms and a bathroom. Outside the property benefits from a private driveway providing ample off-road parking along with a freestanding solar panel frame, which produces an approx. of 7200 kw per annum providing a current income from the national grid of approx. 52p/kw. Not only that but the property benefits from having open countryside views, two barns, multiple storage units, two green houses, two lakes and more! This type of property is a rarity to the market therefore an early viewing is advised.

MUST BE VIEWED





- 7.5 Acre Plot
- Development Opportunity
- Private Location
- Subject To Agricultural Tie
- Freestanding Solar Panel
- Sought After Village Location
- Ample Off-Road Parking
- Chalet Bungalow
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Side Conservatory

19'4" x 10'9" (5.91m x 3.30m)

The side conservatory has tiled flooring, a polycarbonate roof, a range of UPVC double glazed windows, a single UPVC door and a sliding patio door providing access into the accommodation

Living Room

19'7" x 13'5" (5.99m x 4.11m)

The living room has laminate flooring, exposed beams on the walls and ceiling, a feature fireplace with a multi-fuel stove, a UPVC double glazed window, double doors into the conservatory and double UPVC doors leading into the side conservatory

Kitchen

11'2" x 9'7" (3.41m x 2.94m)

The kitchen has a range of fitted base and wall units with a rolled edge worktops, a stainless steel sink with taps and drainer, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine, vinyl flooring, a UPVC double glazed window and a single UPVC door into the conservatory

Conservatory

35'1" x 10'10" (10.71m x 3.32m)

The conservatory has ceramic tiled flooring, a polycarbonate roof, a radiator, a multi-fuel stove, a polycarbonate roof, a range of UPVC double glazed windows and double sliding patio doors providing access outdoors

Hall

The hall has laminate flooring, a wall-mounted storage heater and access to the loft

Bedroom One

11'10" x 9'5" (3.61m x 2.89m)

The first bedroom has two double glazed windows, a radiator and a range of fitted wardrobes

Bedroom Two

10'4" x 9'5" (3.16m x 2.88m)

The second bedroom has vinyl flooring, a range of fitted wardrobes and open plan to the conservatory

Bathroom

6'3" x 5'2" (1.93m x 1.59m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure, partially tiled walls, tiled flooring and an in-built airing cupboard

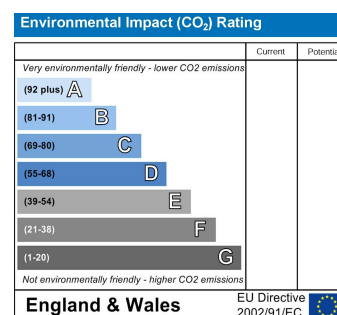
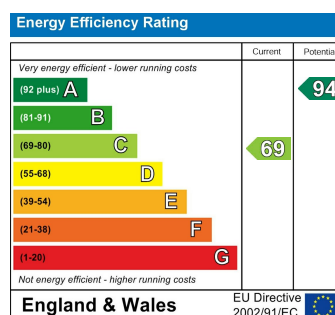
OUTSIDE

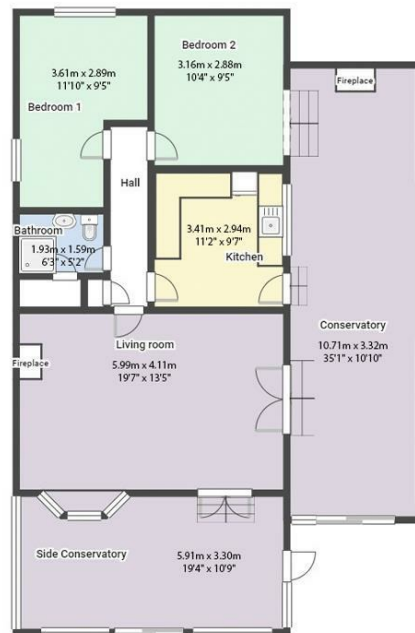
The property sits within an approx of 7.5 acres of land, surrounded by the open countryside and benefits from having two barns, a large storage shed, timber sheds, two green houses, a freestanding solar panel frame - which produces an approx 7200 kw per annum and a private driveway providing ample off-road parking with gated access via Moor Lane

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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