

Building Plot Forties Lane, Smisby,
Ashby-De-La-Zouch



Building Plot Forties Lane, Ashby-De-La-Zouch, LE65 2SN
Price £750,000



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Floor Plan



Floor Plan







BUILDING PLOT IN A TRULY STUNNING LOCATION - An exciting opportunity to acquire this exceptional building plot extending to around 2.26 acres, set in this idyllic position on the edge of the beautiful village of Smisby. A true rarity on the market is this exciting opportunity to build your dream home in a stunning countryside location. with a generous plot and also having the option to acquire an additional 5.6 acre field.

The site has current full detailed planning consent approved for the building of a stunning individual detached home extending to around 3300 square feet. South Derbyshire Planning Reference DMPA/2021/1286.

This location on Forties Lane on the edge of Smisby, really has to be viewed to be fully appreciated. The plot offers superb far reaching countryside views and is located close to Ashby-de-La-Zouch and the nearby villages of Ticknall and Melbourne.

- Stunning Building Plot set in around 2.2 Acres
- Detailed Planning Consent Approved to Build 3300 Square Feet Property
- Four Receptions Rooms, Five Bedrooms, Three En-Suites & Bathroom
- Idyllic Countryside Location - Stunning Open Views
- Close to Ticknall, Melbourne & Calke Abbey
- True Rarity to the Market - Opportunity to Build Dream Home
- South Derbyshire Planning Reference DMPA/2021/1286
- Delightful Position on Edge of the Beautiful Village of Smisby
- Option to Acquire Additional 5.6 Acre Field
- Close to Ashby-de-la-Zouch & Offering Excellent Access to Road Networks







LOCALITY & AMENITIES

The beautiful South Derbyshire village of Smisby lies approximately one mile north of the popular market town of Ashby de la Zouch which offers an excellent range of local amenities and facilities including boutique shops, high street brands and supermarket and M&S Simply Food store.

Smisby is a small picturesque village and offers a village hall, church, private day care nursery and the local Smisby Arms Public House.

This location offers excellent transport links with the A511 Ashby bypass connecting with the M42 dual carriageway with links to both the M42 and M1 motorway network and offering excellent access to Birmingham, Nottingham, Derby & Leicester. The property is also located around 10 minutes drive away from East Midlands International Airport.

Local schooling is available in Ashby de la Zouch at primary with the former Ashby School also providing sixth form facilities.

POTENTIAL LAYOUT

GROUND FLOOR

Entrance Hallway

Cloaks WC

Superb Open Plan Living Dining Room

Kitchen Family Room

Utility Room

Plant Room

Dining Room

Drawing Room

Study

Guest Bedroom

En-Suite Shower Room

Dressing Room

FIRST FLOOR

Galleried Landing

Primary Bedroom

En-Suite

Dressing Room

Dressing Room

Bedroom Two

En-Suite

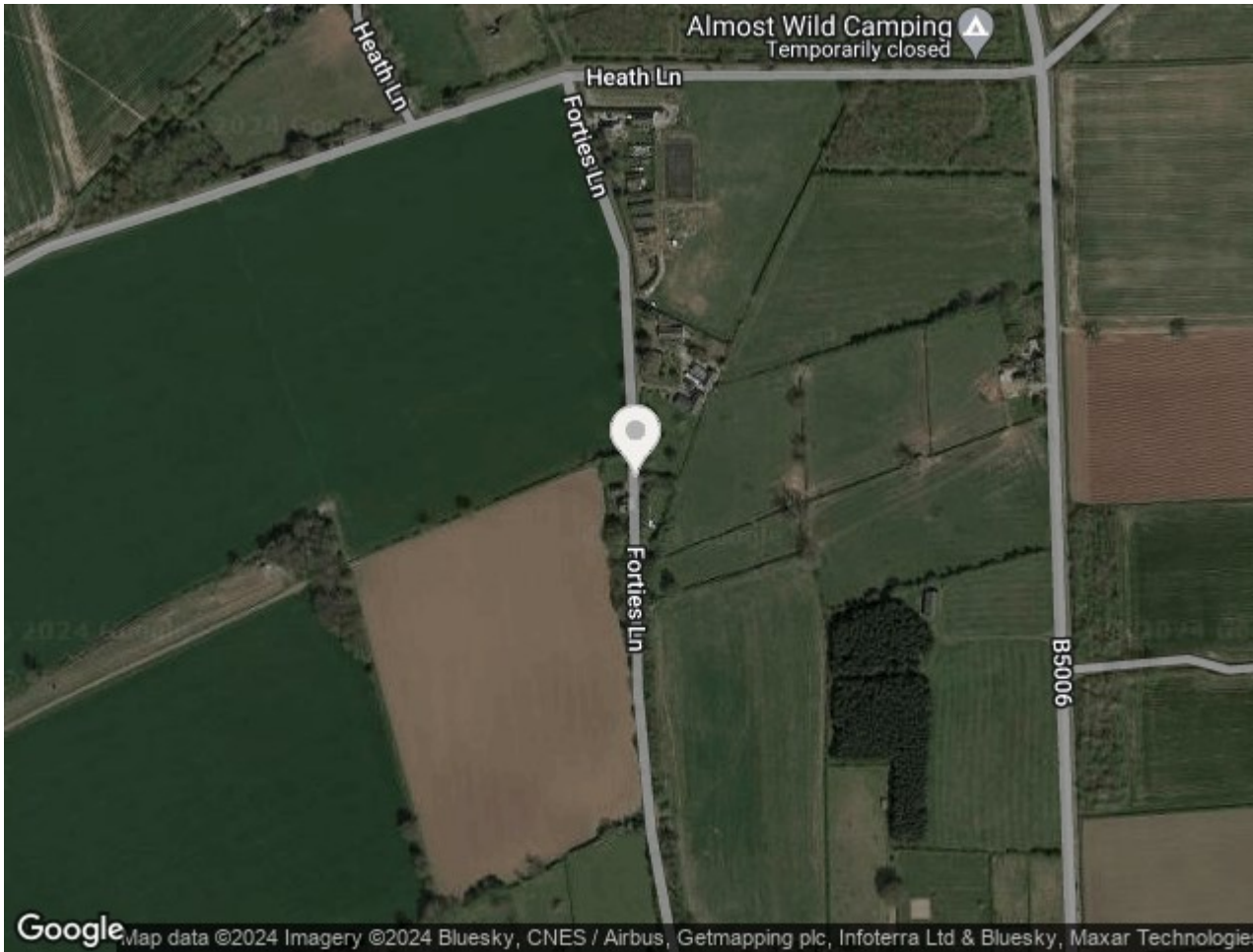
Bedroom Three

Bedroom Four

Bathroom

Local Council

South Derbyshire District Council



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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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 Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 