



CURRAN
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Troon Close, Littleover
Development Opportunity
£1,100,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



EXCITING PROJECT FOR STUNNING HOME IN PREMIER LOCATION - A rarity on the market is this exciting opportunity to create a most spacious contemporary styled family home, set in this prestigious cul-de-sac location off Pastures Hill. This site offers a most generous plot of around 3/4 acre with mature gardens and exceptional elevated views towards Mickleover Golf Course.

Designed by Worcester Lloyd architects, the proposed design will offer around 5700 square feet of floor area and also a detached two bedroom annex of over 1300 square feet.

The site is currently occupied by a most spacious detached four bedroom home with over 3000 square feet of living accommodation and double attached garage. This opportunity comes complete with detailed plans that are available on request.





The Detail

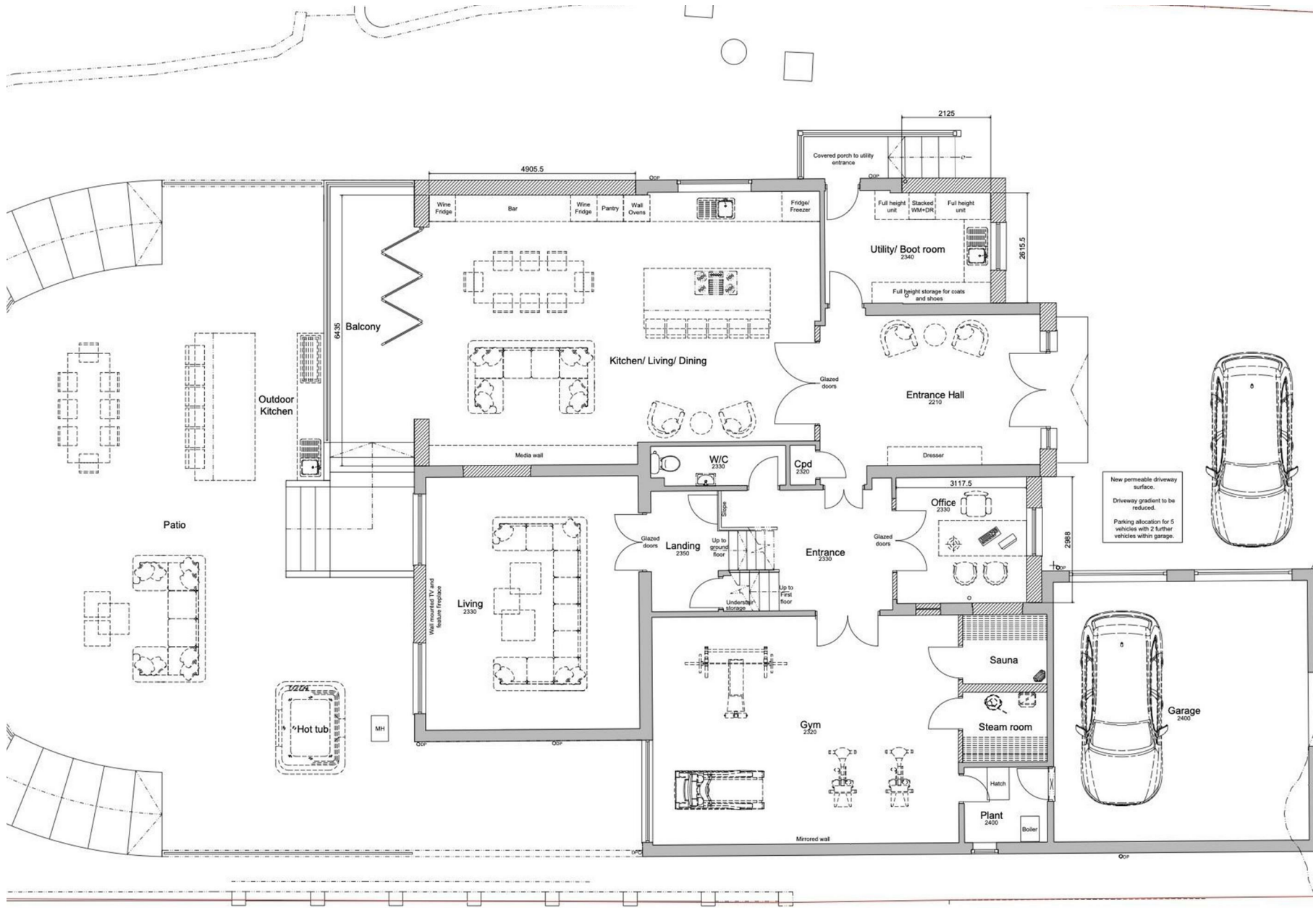
An exciting opportunity to acquire a development opportunity to create one of the most exciting properties in this highly sought after area. The property offers an exceptional plot of around 0.8 acre and is situated in this exclusive cul-de-sac position off Pastures Hill.

This site is currently occupied by a most spacious four bedroom detached home of over 3000 square feet with double attached garage.

Designed by Worcester Lloyd architects, the detailed plans illustrate the extension and remodelling of the existing home to create this stunning contemporary home of around 5700 square feet. This most spacious home would offer five double bedrooms with five en-suites. The design also includes the addition of a spacious contemporary detached two double bedroom annex of over 1300 square feet.

Detailed plans and illustrations available on request.





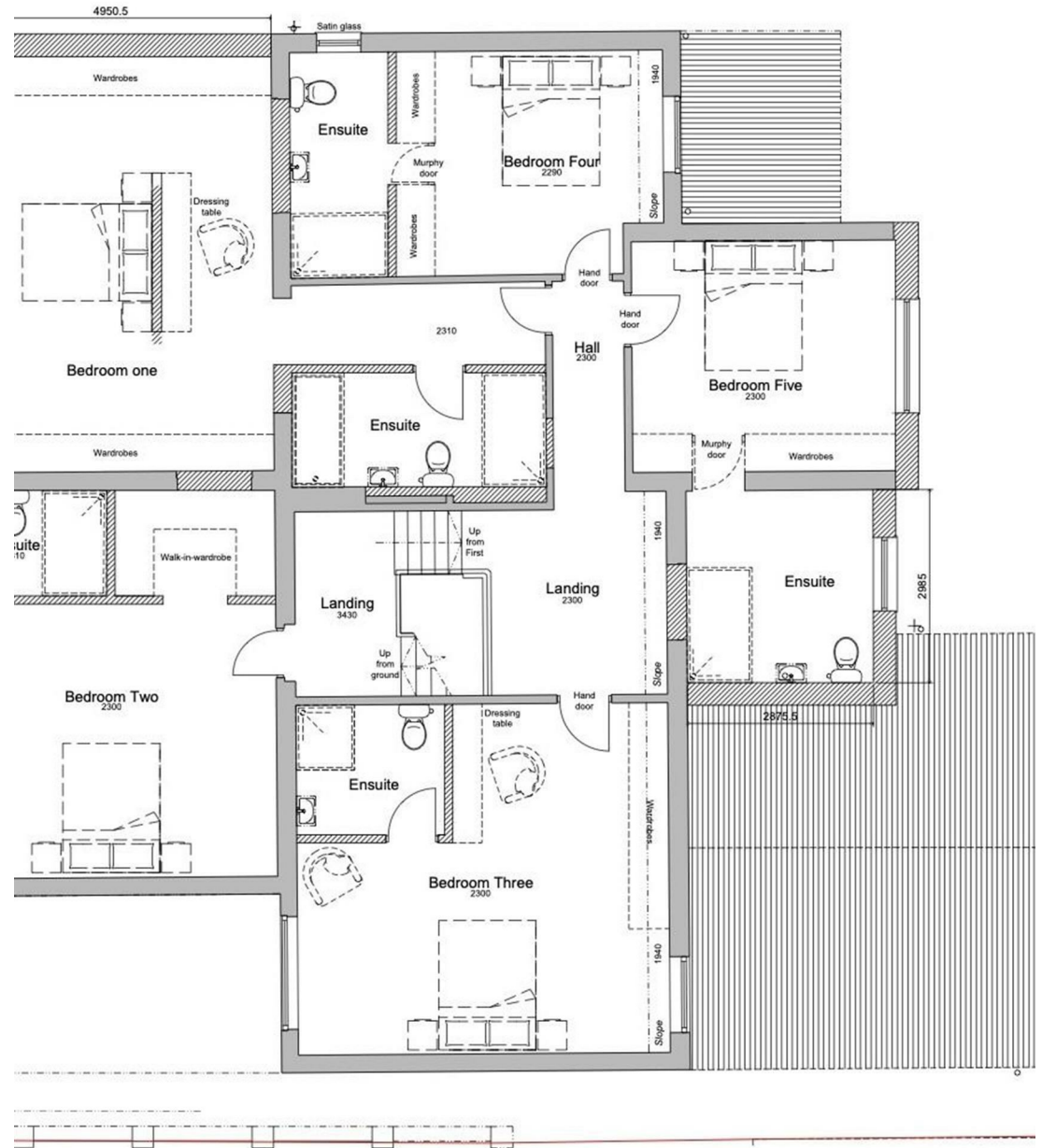
The Location

Littleover is a highly sought after suburb of Derby, approximately 3 miles from the City centre, and offers an excellent range of local amenities in the village centre including supermarket, Post Office, petrol station and a further range of retail outlets. The property is also situated just a short drive away from Mickleover Village Centre which also offers a good range of local shops, amenities and a major supermarket. There are also local shops and amenities available in Heatherton Village.

The property also falls within the catchment area for the noted Littleover Community School which is located just a few minutes walk away. Private education is also within walking distance at Derby High School and Derby Grammar School for boys.

This location is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and The Royal Derby Hospital.

Transport links are easily accessible within a few minutes drive to A38 and A50, both connections to the M1 motorway network.







The Particulars

- Opportunity to Create a Stunning Home in Premier Location
- Rarity on the Market - Opportunity to Create one of the most Exciting Homes in the Area
- Prestigious Cul-de-Sac Position with views over Micklevor Golf Course
- Delightful Mature Plot of around 3/4 Acre backing onto Golf Course
- Existing Home - Four Double Bedroom Detached Around 3000 sq ft
- Detailed Plans to Create Home of around 5700 sq ft with Detached Two Bedroom Annex
- Ideal Opportunity for Family Home with Additional Relative Accommodation
- Excellent Local Shops, Amenities & Transport Links
- Littleover School Catchment Area & Close to Royal Derby Hospital
- No Chain Involved

Size

Approx sq ft

Energy Performance Certificate (EPC)

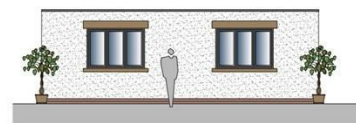
Rating

Council Tax Band

G



FRONT ELEVATION AS PROPOSED 1:50



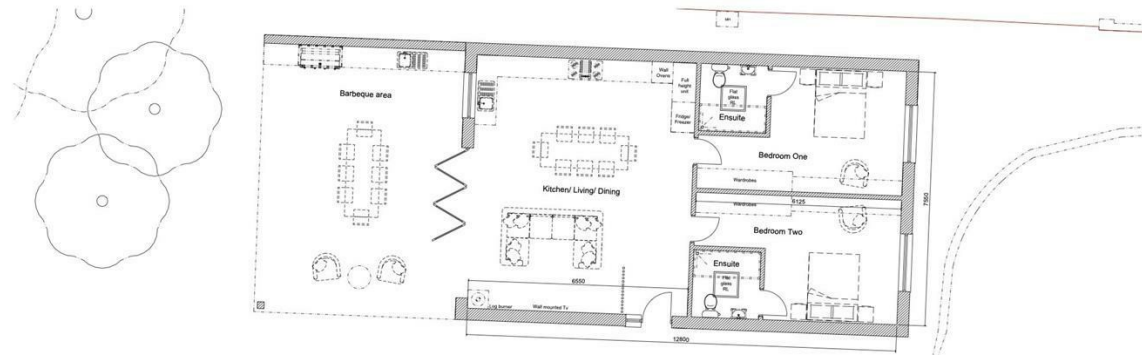
SIDE ELEVATION AS PROPOSED 1:50



REAR ELEVATION AS PROPOSED 1:50



SIDE ELEVATION AS PROPOSED 1:50



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Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

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