



67 Woodville Road , Hartshorne, DE11 7ET £300,000

Outline planning approved for TWO homes! Rare opportunity to develop this Hartshorne property - permission granted to alter existing dwelling into 4-bed home PLUS create new 3-bed bungalow. Detailed planning required. Perfect for developers or families seeking multi-generational potential.

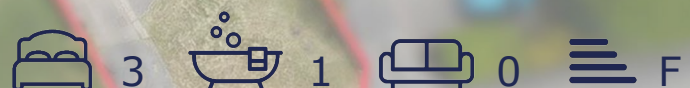
Offered to the market with exceptional scope for development, this versatile property presents a truly rare opportunity for discerning buyers, developers, or families seeking a home that can grow with them. Situated in the ever-popular village of Hartshorne, this deceptively spacious residence comes with outline planning permission already in place for the erection of a detached three-bedroom bungalow to the rear—a significant asset for those looking to invest, build, or accommodate multi-generational living. (Please note: current garages and car port would require demolition to provide access to the proposed new dwelling.)

But the potential doesn't stop there—the main residence also has planning approved for a substantial extension, transforming it into a fabulous four-bedroom family home. Whether you're looking to develop, reconfigure, or simply move in and modernise at your own pace, the scope here is boundless.

- Outline Planning Secured – for redevelopment into 2 dwellings with altered access and parking
- Dual Income Potential – Renovate the main house into a stunning 4-bedroom family home whilst building a brand-new 3-bed detached bungalow
- Prime Hartshorne Location – Highly desirable Derbyshire village with excellent amenities, schools, and transport links to Burton, Derby & beyond
- Flexible Investment Strategy – Build and sell, rent both properties, or create a family compound with separate annexe accommodation
- Existing 3-Bedroom Home with lounge-diner, study/bedroom, kitchen, bathroom, plus two first-floor bedrooms
- Generous Plot Size – Ample space for new bungalow construction to rear with dedicated parking and gardens for both dwellings
- Planning Ref- Ref. No. DMPA/2023/1382 - South Derbyshire Council

Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



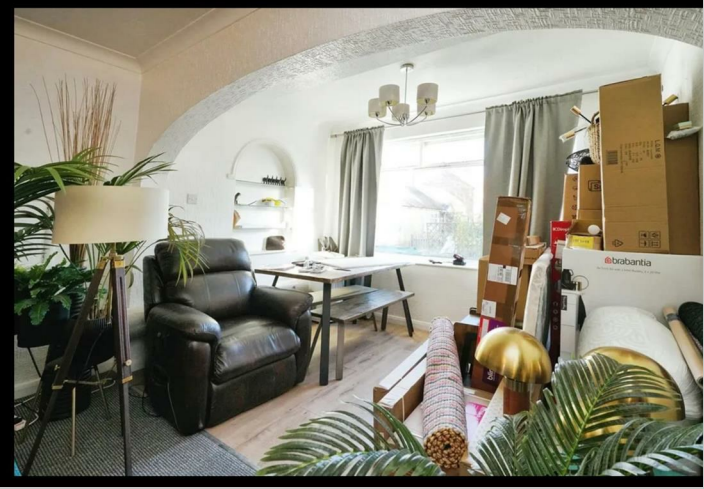
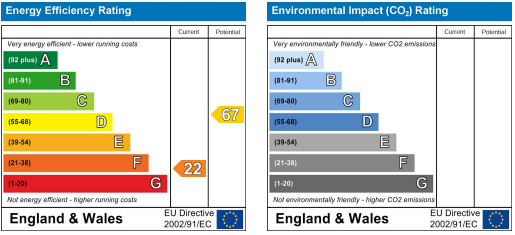
Floor Plan



Area Map



Energy Efficiency Graph



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