



Gorsey Bank, Wirksworth, DE4 4AD

This building plot comes with planning consent and detailed architect drawings to create two detached, high quality homes. Situated close to the edge of Wirksworth, with countryside walks on your doorstep and less than a 10 minute walk into the town centre, this site would suit a developer, or someone looking to manage the build of their own home.

The site measures 0.34 acres and the two plots comprise living space (i.e. not including the respective garages) of 1,555 square feet and 2,180 square feet respectively. These are substantial, high quality detached homes with driveways, garages and gardens.

In the current market, the combined value of the two completed houses would be around £850,000. For someone looking to build their own home here, if you do not plan to retain both homes (i.e. you will not have family members living in both homes) then you do have the opportunity to build one home and sell on the remainder of the plot, or build both homes and sell one of the homes.

The original architects would be delighted to work with developers or self-build owners to bring the homes to life - and we can assist with the sourcing of a builder should that be required.

Full details relating to the planning consent can be found using reference 22/01076/FUL on the Derbyshire Dales planning portal.

- Planning consent for 2 detached homes
- 10 minute walk to town
- Opportunity to continue working with architect
- Garage, driveway and gardens
- Splendid location
- Superb self-build opportunity
- High quality detached homes
- On edge of countryside
- Detailed architect drawings
- 2 x 3 bedroom houses

£250,000

Gorsey Bank, , Wirksworth, DE4 4AD

PLOT 1

With 1,555 square feet of living space and a garage and driveway, this home has a ground and first floor. The ground floor comprises an entrance lobby with large storage cupboard and doors off into the all the principal rooms on this floor. Namely the impressive lounge-kitchen-diner with bifold doors out to the garden, study, ground floor bedroom (with en-suite shower room) and WC. Off the kitchen is also a useful utility room.

The first floor has a large master bedroom with en-suite shower room, a third bedroom, family bathroom and large loft storage space above the garage.

Kitchen-Diner-Lounge

26'10" x 14'5" (8.2 x 4.4)

Utility Room

5'10" x 5'5" (1.8 x 1.67)

Study

11'5" x 11'1" (3.5 x 3.39)

Bedroom One

13'1" x 9'1" (4 x 2.77)

Bedroom One en-suite

9'1" x 3'3" (2.77 x 1)

Downstairs WC

5'10" x 3'3" (1.8 x 1)

Garage

17'2" x 9'10" (5.25 x 3)

Master Bedroom

17'6" x 14'5" (5.34 x 4.4)

Master Bedroom en-suite

8'4" x 4'9" (2.55 x 1.47)

Bedroom Three

15'5" x 11'5" (4.7 x 3.5)

Family Bathroom

9'2" x 5'11" (2.8 x 1.81)

PLOT 2

With 2,180 square foot of living space in addition to the garage, this substantial home is set across three floors.

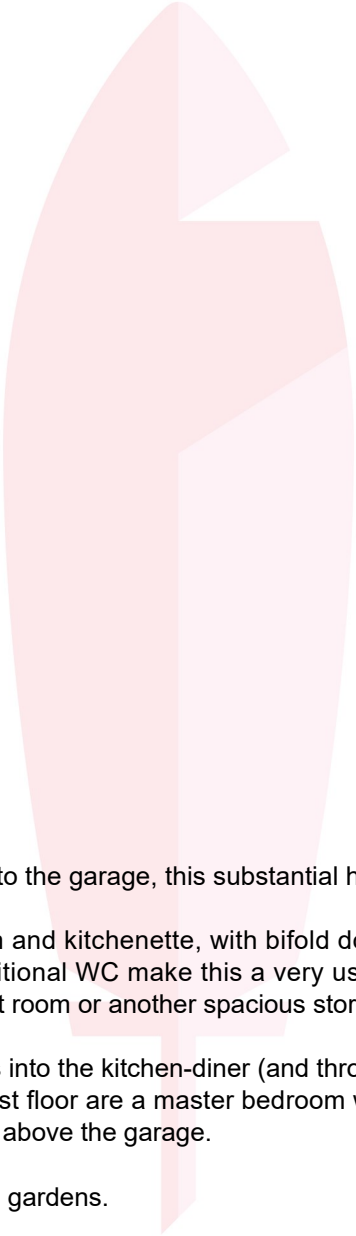
The lower ground floor has a lovely garden room and kitchenette, with bifold doors straight out onto the garden. A guest suite bedroom with en-suite shower room and an additional WC make this a very user-friendly entertaining space. There is a large storage area and plans for either a dedicated plant room or another spacious storage room.

At ground level the wide entrance lobby has doors into the kitchen-diner (and through to the utility), the elevated lounge with great views, study, WC and a storage space. On the first floor are a master bedroom with en-suite shower room, a third bedroom and family bathroom, plus additional storage in the loft above the garage.

Like Plot 1, this home has a garage, driveway and gardens.

Garden Room and kitchenette

21'11" x 14'5" (6.7 x 4.4)



Guest Suite

16'4" x 11'6" (5 x 3.52)

Guest Suite en-suite

6'2" x 5'5" (1.9 x 1.67)

Downstairs WC

6'2" x 3'3" (1.9 x 1)

Storage Room/Plant Room

11'1" x 9'10" (3.39 x 3)

Kitchen-Diner

21'11" x 14'5" (6.7 x 4.4)

Lounge

16'4" x 11'6" (5 x 3.52)

Utility Room

6'2" x 5'5" (1.9 x 1.67)

Bedroom Four

11'1" x 9'10" (3.39 x 3)

Downstairs WC

6'2" x 3'3" (1.9 x 1)

Bedroom Two

16'2" x 14'5" (4.94 x 4.4)

Bedroom Two en-suite

8'4" x 4'9" (2.55 x 1.47)

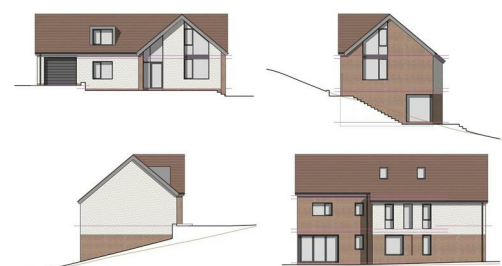
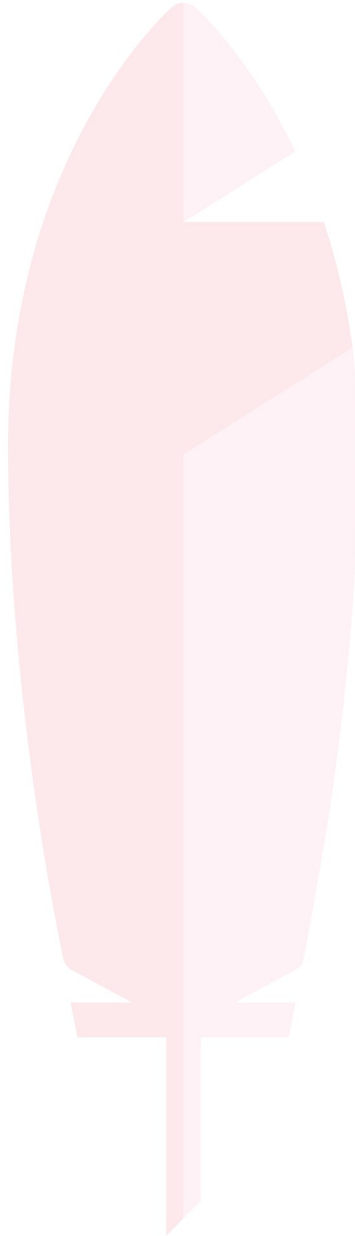
Bedroom Three

15'3" x 11'9" (4.66 x 3.6)

Family Bathroom

9'2" x 5'11" (2.8 x 1.81)

Garage





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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