



Coppice Side, Swadlincote







## Property Description

Currently a large four bedroom, three reception room detached property situated in a huge plot with large garage and workshop. The property is located a stones throw from Swadlincote town centre and has the potential for development with reserved matters approved for 20 dwellings. This property could be purchased by someone looking to develop the whole site or to live in the existing property and take advantage of the huge plot on offer.

Original planning was granted in February 2007 with approval of reserved matters granted.

South Derbyshire District Council confirmed in February 2018 that conditions have been discharged and the construction of the visibility splay deemed that site works have commenced.

Conditions relating to contamination and noise levels were discharged in 2011 and reports have been completed by Ecologica and are available for inspection.

### Section 106 Agreement

Buyers should be aware that under the Section 106 Agreement dated 13th April 2007, the developer must make the following contributions:

Recreation Contribution of £28,786.00

Medical Contribution of £8,800.00

Education Contribution of £36,924.00

A copy of the Section 106 Agreement is available on request

**Entrance Porch**

**Dining Room**

**Kitchen**

**Office**

**Lounge**

**First Floor Landing**

**Master Bedroom**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Bathroom**

**Seperate W.C**

**Garden**



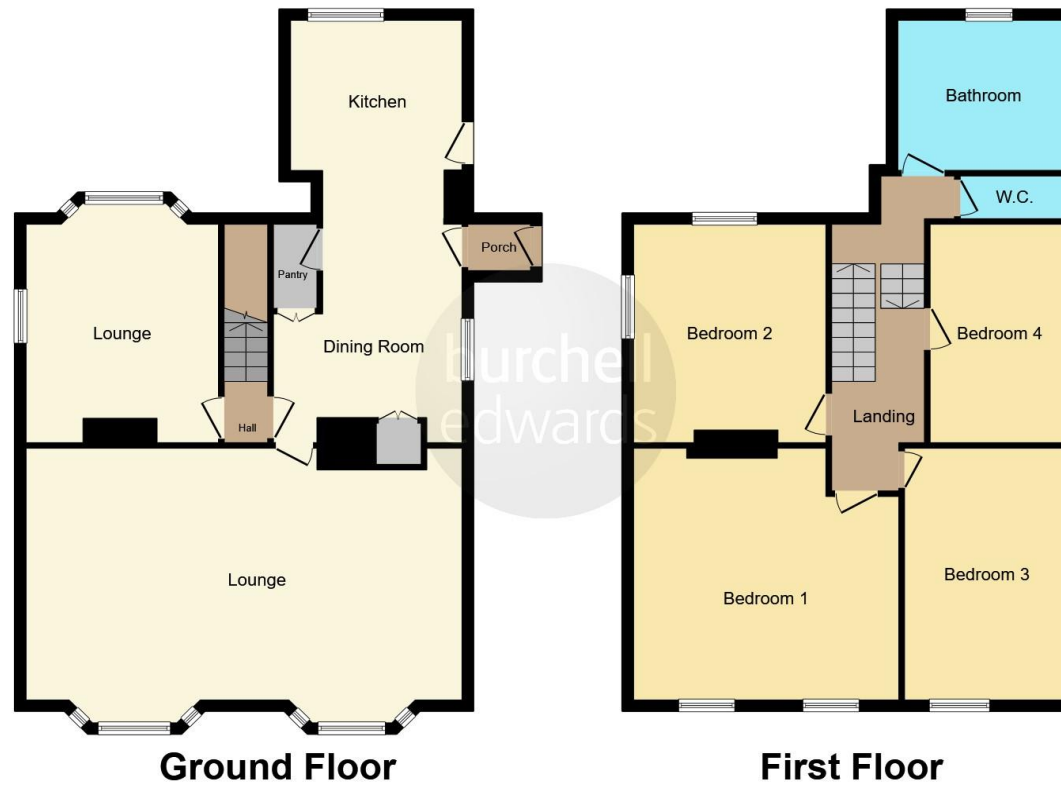












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**Tenure: Freehold**

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