

Land - Building Plot

Price £500,000

📍 Windy Lane, Little Eaton, Derby, DE21 5AJ



A rare and exciting opportunity to acquire an architect-designed building plot with planning permission for a truly striking, contemporary detached home of some 283 square metres, set in 2230 square metres with a further 5000 square metres of field and woodland to the rear.

This innovative and modern design presents a superior house concept, designed to work harmoniously with the natural contours of the sloping plot. The approved plans showcase bold architectural vision, with clean lines, expansive glazing and dynamic living spaces that maximise both light and panoramic countryside views.

Located in the superb sought after village of Little Eaton, the plot combines peaceful country living with excellent access to nearby Duffield, Belper and Derby, together with close links to major road networks. The location benefits from outstanding local schools, charming pubs and restaurants.



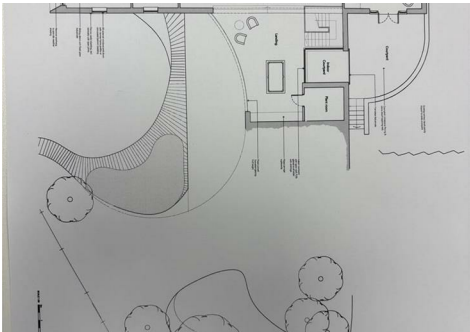
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Best energy efficient - lower running costs | | | |
| Very good | A | | |
| Good | B | | |
| Reasonable | C | | |
| Below average | D | | |
| Poor | E | | |
| Very poor | F | | |
| Worst energy efficient - higher running costs | G | | |
| England & Wales | | EU Directive 2002/91/EC | |