

Dalston Road

Newhall, Swadlincote, DE11 0QG



Fabulous development opportunity to acquire a residential site in this established location with planning permission for 7 dwellings comprising a mix of terraced, semidetached and one detached property in all totalling circa 5700 sq ft. The plot extends to around 0.5 acres or thereabouts.

£385,000

John German

Location: Swadlincote, Derbyshire – A thriving market town with excellent connectivity.

Swadlincote is a charming and well-connected town in South Derbyshire, nestled between the bustling cities of Derby, Leicester and Birmingham. Known for its rich industrial heritage and strong community spirit, the town has evolved into a desirable residential location. It boasts a wide range of amenities catering to families, professionals and retirees alike. The town centre features a selection of supermarkets, independent shops, cafes and restaurants, while the Pipeworks Retail Park offers well-known brands and leisure facilities. The Green Bank Leisure Centre, Swadlincote Ski & Snowboard Centre, and Conkers Discovery Centre provide excellent recreational options for residents. Surrounded by the scenic National Forest, Swadlincote offers an abundance of green spaces, country parks and nature reserves, making it ideal for outdoor enthusiasts. Popular walking and cycling routes include the Swadlincote Woodlands.

Ideally positioned near the A38, A42, and M1, Swadlincote provides excellent road links to major destinations, including Burton upon Trent (5 miles), Derby (12 miles), Leicester (25 miles), and Birmingham (30 miles). The nearby Burton railway station offers direct connections to Birmingham, Nottingham and beyond, making it an attractive choice for commuters.

Current drawings show
Four terraced homes of circa 810 sqft each - Open plan kitchen dining room, lounge, guests WC, three bedrooms, two bathrooms (master ensuite).

Two semi detached homes circa 810 sq ft each - Open plan kitchen dining room, lounge, guests WC, three bedrooms, two bathrooms (master ensuite).

One detached home circa 850 sq ft. – kitchen diner, utility, guests WC, living room, three bedrooms, two bathrooms (master ensuite).

Description and location of proposal: Approval of reserved matters (layout, scale, appearance and landscaping) pursuant to outline permission ref. DMPA/2021/0880 for the erection of 7 dwellings at 36 Dalston Road, Newhall, Swadlincote, DE11 0QG

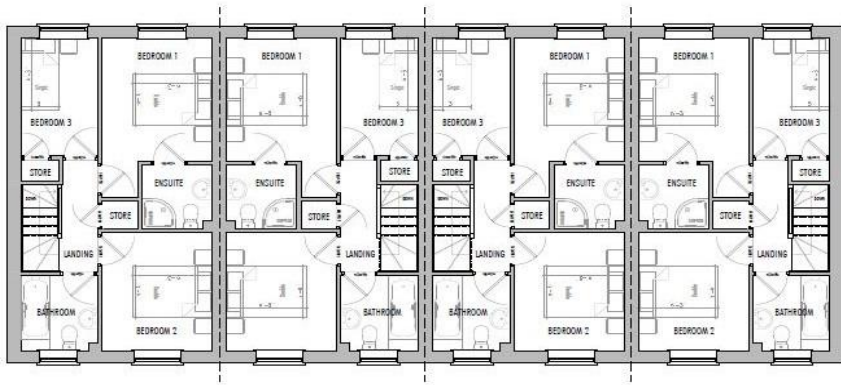
Decision made: In exercise of its powers as the Local Planning Authority under the Town and Country Planning Act 1990 and related subordinate legislation, South Derbyshire District Council hereby gives notice that permission/consent for the proposal as described above is hereby Approved subject to the Conditions: Ref. No. DMPA/2022/1619 Made valid on: 22 December 2022. Full copies of the planning permissions, drawings etc are available on the planning portal – <https://planning.southderbyshire.gov.uk/> and we would encourage all interested parties to view and read the various conditions detailed within.

Agents notes:
The land is currently split over two Titles (36 and 16 Dalston Road) and will require new title plans at registration.
4 trees have Tree Preservation Orders (TPO).
The location is an ex mining area - <https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

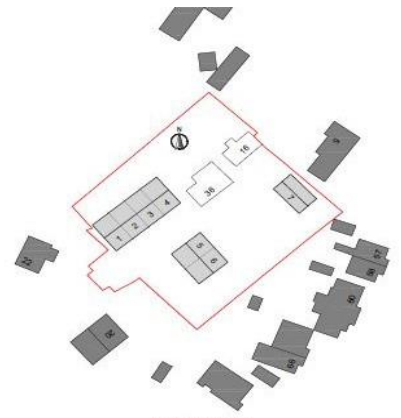
Services: We understand all mains services are located within the vicinity but we would advise all interested parties seek their own clarification to their position and availability.

Our Ref: JGA/27012025
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





Ground Floor Plan [1:50]



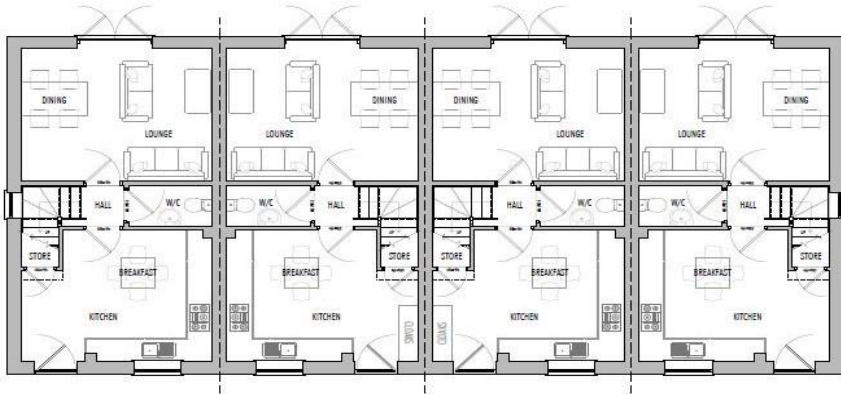
Key Plan [1:500]

PLOT 1

PLOT 2

PLOT 3

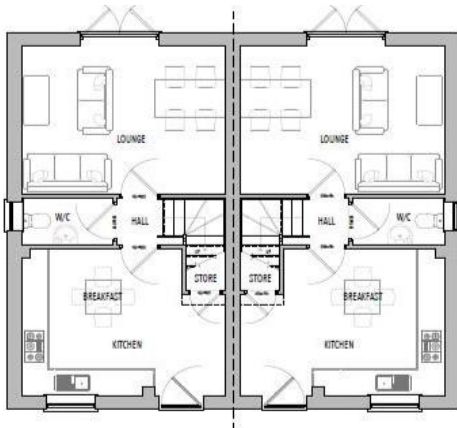
PLOT 4



First Floor Plan [1:50]



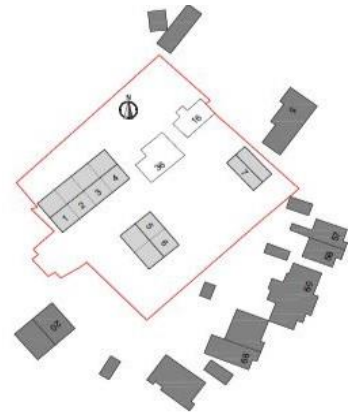
Paper Size: A1



Ground Floor Plan [1:50]



Ground Floor Plan [1:50]



Key Plan [1:500]

PLOT 5

PLOT 6



First Floor Plan [1:50]



First Floor Plan [1:50]



Paper Size: A1



AWAITING EPC MEDIA

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent