



Superb opportunity for a developer to purchase a level plot with outline planning permission for six two-bedroom homes in the peaceful location of Church Mews, situated within a popular South Derbyshire village boasting excellent amenities.

£325,000

Located at the end of Church Mews in Hatton is this level building plot with outline planning for six two-bedroom homes. This popular South Derbyshire village is well served with shops, pubs, schools and a train station. There are excellent transport links with the A38/A50 in reach.

When built, the properties will offer ideal homes for first time buyers, professional couples and downsizers.

The plan shows a pair of house type A to the rear of the development which have an attractive front elevation, hall, guest WC, fitted kitchen, lounge, two bedrooms, ensuite to master, and a bathroom, together with allocated parking and garden to rear.

The four other properties shown at the front of the development are house type B have similar appeal with a hall, guest WC, fitted kitchen, lounge, two good size bedrooms and bathroom, again with allocated parking and a rear garden.

For further information, please contact our office or visit www.southderbyshire.gov.uk ref DMPA/2023/0519 to view plans and reports. Planning is valid for three years from the decision date which we understand was 07/10/2025.

Buyers should note there are no services connected to the site.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: N/A

Parking: N/A

Electricity supply: N/A

Water supply: N/A

Sewerage: N/A

Heating: N/A

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band

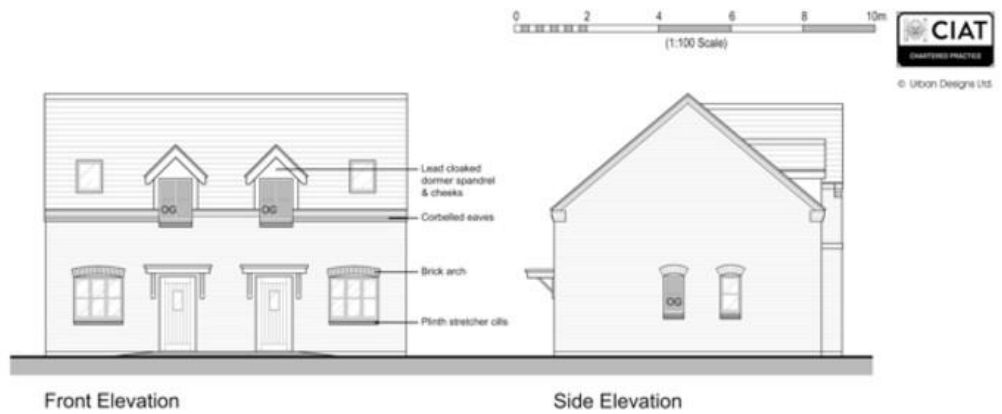
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18062026

The 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. 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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





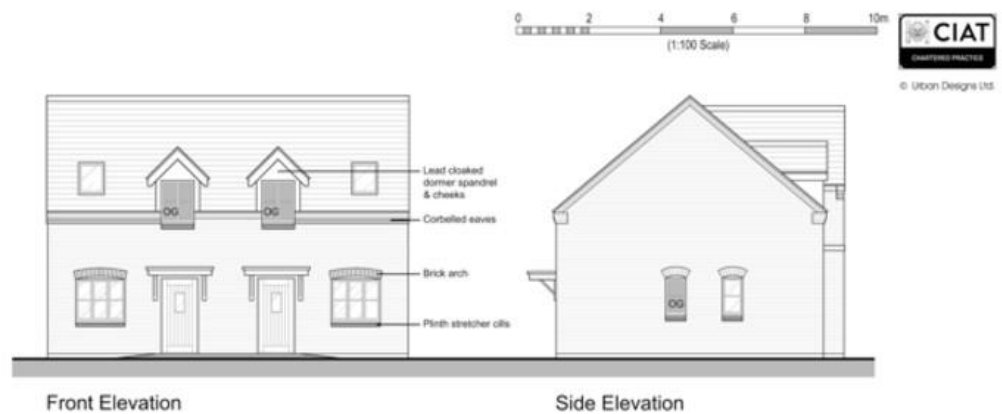
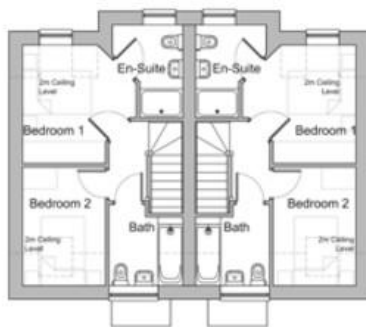
Mrs J Summers & Mrs C Boulton
Land Adjacent to 22 Church Mews
Hutton
Derby
DE65 5QG

House Type A Plans & Elevations

Scale: 1:100 @ A3
Date: August 2025
Drawn By: JB Checked By: AR
Drawing No: 2022-755-02D



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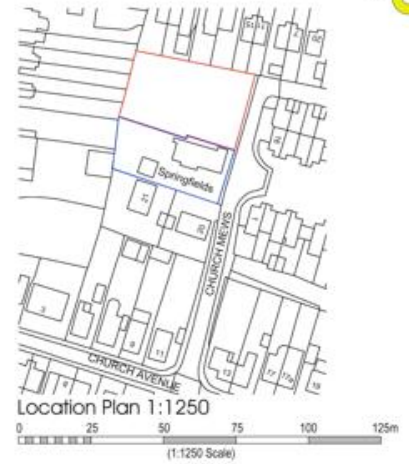
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Key:
Site Boundary
Ownership Boundary
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1	Other approved planning consent	14	15
2	Not within the site boundary	16	17
3	Not within the site boundary	18	19
4	Not within the site boundary	20	21
5	Not within the site boundary	22	23
6	Not within the site boundary	24	25

Mrs J Summers & Mrs C Boulton
Land Adjacent to 22 Church Mews
Hilston
Derby
DE65 5QG

Location Plan & Proposed Site Layout

Scale: 1:500/1:1250 @ A3
Date: August 2025
Drawn By: JB Checked By: AR
Drawing No: 2022-755-01C



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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.

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