



Building Plot at Back Lane, Hollington, Derbyshire, DE6 3GA

HOWKINS &
HARRISON

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An attractive development opportunity with planning permission for a single detached dwelling in the highly popular village of Hollington.

Features

- Outline planning permission for a detached dwelling
- Indicative floor area 3,100 sq.ft
- Planning ref: 25/00988/OUT
- Well connected to nearby cities & towns
- Attractive Village Location

Location

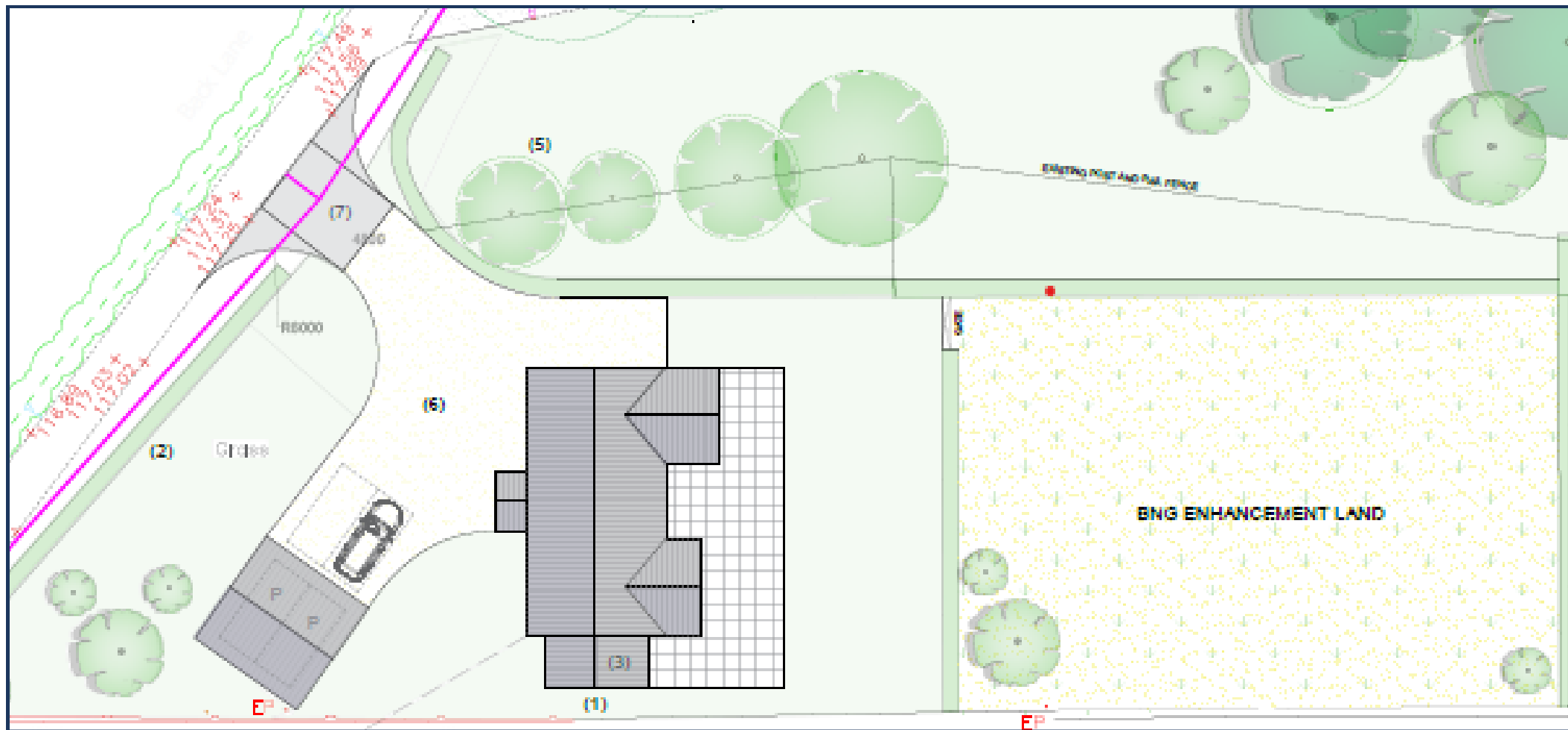
Hollington is a small, attractive village with properties situated around a central greenfield site. The plot is located on Back Lane and would be one of a small number of homes along its length.

The village has a popular pub keenly supported by locals and visitors alike. It has good access to garden centres, farm shops as well as the independent retailers in Ashbourne which also boasts an excellent M&S Simply Food outlet.



Hollington is a short drive to the A52 and Long Lane and its well connected to Derby, Ashbourne and Uttoxeter and is within easy commuting distance to prestigious companies such as JCB and Rolls Royce.

The main primary school is the highly regarded Longford C of E Primary School, there are other good primary schools in the area too. Queen Elizabeth's Grammar School is serviced by the school bus that picks up in the village. Denstone College and the JCB Academy are approximately a 20 minute drive away.



Description

The property comprises of a spacious plot extending to 0.62 acres in total. The property benefits from outline planning permission for a detached dwelling.

The outline planning has approval for access and site layout, a further application will be required for reserved matters. This must be submitted within 3 years of the date of the outline planning permission (29th January 2026).

Full details are available on the Derbyshire Dales Council website.

The site layout has an allowed for approximately a 3,100 sq.ft detached dwelling, ample size for a 4 bedroom property and a detached double garage.

Access

The property is accessed directly off Back Lane. There are works required to the driveway as part of the outline planning application in order to meet the visibility splays required. These works are to be completed at a cost to the purchaser. This will include pegging out the new boundary for the access.

Tenure & Possession

The land is sold freehold with vacant possession upon completion.

Travel Distances

- Ashbourne - 7 miles
- Derby - 10.5 miles
- Derby Railway Station - 11 miles
- Burton upon Trent - 12 miles

Services

We understand that there water and electricity nearby, purchasers are to make their own enquiries as to availability and connectivity of those services to the site.

Please note the septic tank for the neighbouring property (Paradise Cottage) is located on the boundary of the sale area. If the purchaser requires this to be moved it can be done at their cost.

Planning

Derbyshire Dales District Council - 01629 761100

Outline planning permission 25/00988/OUT - Erection of 1 no. dwellinghouse with approval being sought for access and layout)

Fencing Obligation

The successful purchase will be obligated to erect a 6ft close boarded fence along the boundary shown from Points A to B and C on the sales plan.

Plan, Area & Description

Please note the boundary outline as shown on the photographs is for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

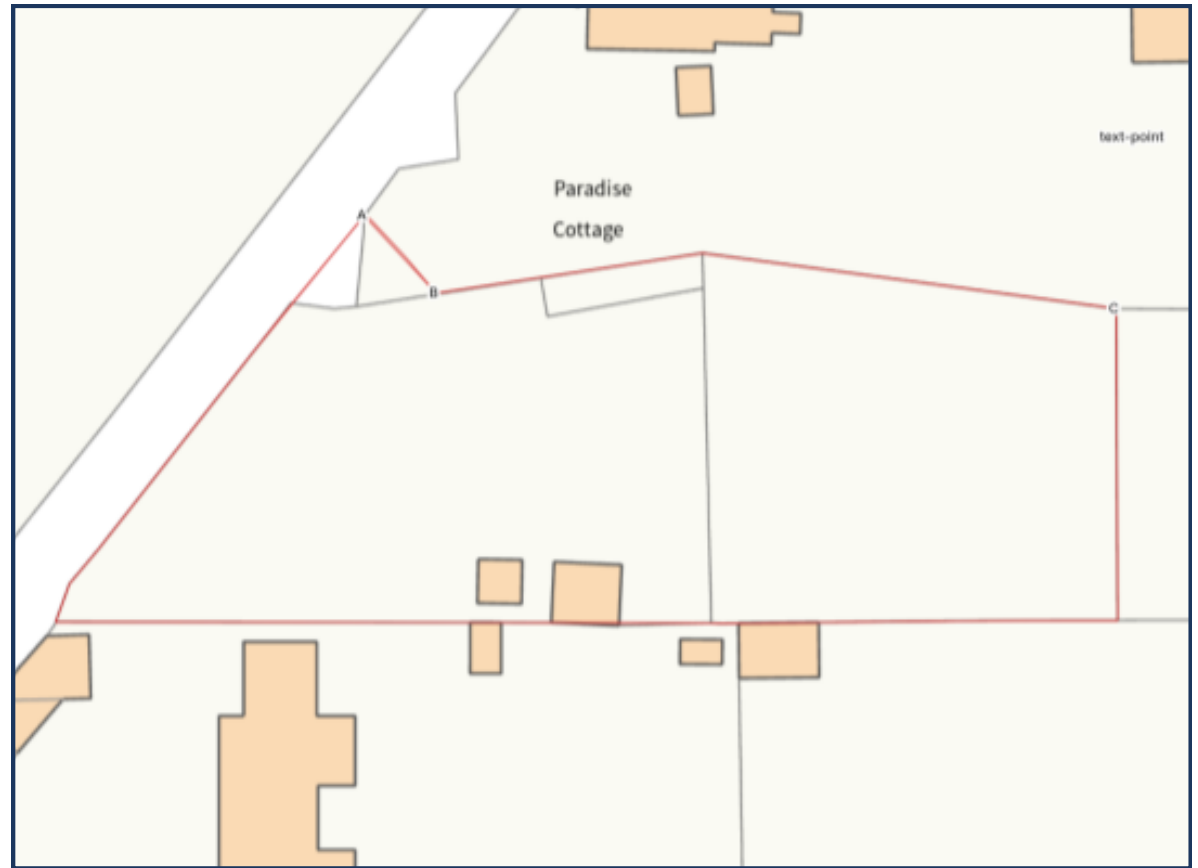
Viewing

Viewings are strictly by appointment only. Please contact Anna Meynell or Jake Lucas to arrange a viewing. anna.meynell@howkinsandharrison.co.uk / jake.lucas@howkinsandharrison.co.uk

Anti Money Laundering

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g., photo ID and recent utility bill as proof of address) when a purchaser submits an offer for a property. Please be aware of this and have the information available.

Please note a fee of £30 will be charged to each buyer for the Anti-Money Laundering check via our online system Move Butler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



Howkins & Harrison, 58 Market
Street, Ashby De La Zouch, LE65 1AN

Telephone 01509 877977

Email ashbyrural@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook HowkinsandHarrison

Instagram HowkinsLLP



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