Weston Road,
Weston-On-Trent, Derby
DE72 2BH

£585,000 Freehold

THIS IS AN INDIVIDUAL BUILDING PLOT OF APPROX 0.6 OF AN ACRE IN SIZE LOCATED ON THE OUTSKIRTS OF WESTON ON TRENT.

This large plot of land provides a new owner with the opportunity to have a high quality architecturally designed house built to suit their own requirements. The plot has planning permission for a large individual home to be constructed and there is the option for a new owner to have the home built for which planning permission has been obtained, to be built by the development company who currently own the land, or they can organise to build the same house for themselves or have a different property built to their own design and layout - subject to obtaining a revised planning permission.

The house which has been approved to be built has been designed by JSA Architects who are a creative architectural studio specialising in innovative sustainable designs. They are an established pro-active architectural business who have completed many projects throughout Derbyshire and Nottinghamshire where they have created forward thinking environmentally responsive buildings.

The site is located on the left hand side of Weston Road as you approach the village from Aston on Trent. As people will see when they visit the site, there are similar high quality, substantial homes on either side of Weston Road and the village is well established with local amenities including a Primary school, a village hall, the well regarded Coopers Arms pub and various recreational facilities. The location is approx. 6 miles south-west of Derby city centre and is also well placed for easy access to Nottingham, Loughborough and Leicester and is only a short drive away from the M1, A50 and A42 which help to provide easy access to these major East Midlands towns and cities, as well as those in the West Midlands. There are also stations at Derby, Long Eaton and East Midlands Parkway and East Midlands Airport is only a 20 minute drive away.

The plot is broadly rectangular and falls away slightly from Weston Road and extends to a depth of approx. 110m. The property designed is to located towards the front of the plot with the triple garaging helping to create screening from the road. The majority of the gardens are at the rear of the house and these provide an opportunity to landscape and design the land around this distinctive property to suit the aspirations of a new owner.

Further information can be provided about the plot and proposed property to be built by contacting Mark Philpott of Robert Ellis on 0115 946 1818.

THIS IS AN INDIVIDUAL BUILDING PLOT APPROX. 0.6 OF AN ACRE IN SIZE WHICH PROVIDES THE OPPORTUNITY FOR A BUYER TO BUILD THEIR OWN SUBSTANTIAL, BESPOKE INDIVIDUAL HOME SITUATED IN THIS HIGHLY REGARDED RURAL LOCATION - We are selling the plot on behalf of our developer client and we are looking for a buyer who wants to have a architecturally designed house to be built for them that can be finished internally to their own taste and requirements or organise for it to be built with no involvement from the current owner. The design for which permission has been obtained provides substantial individual house with a contemporary feel and is approx.. 4,000 sq.ft. in size and includes an impressive reception hall, an open plan living/dining kitchen, a formal lounge/sitting room, a study, a further ground floor room which could be a gym, play room or similar, there is a ground floor w.c. and a utility room and store room between the main house and garaging. To the first floor the galleried landing leads to the four double bedrooms, with three of these bedrooms having en-suite bath/shower rooms and two have walk-in dressing rooms/wardrobes and there is the main family bathroom. Outside there is an adjoining triple garage and gardens to the front and rear.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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