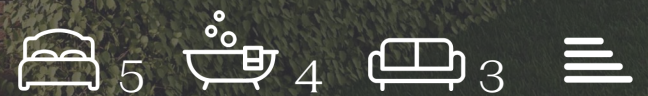


Building Plot Egginton Road, Hilton, Derby

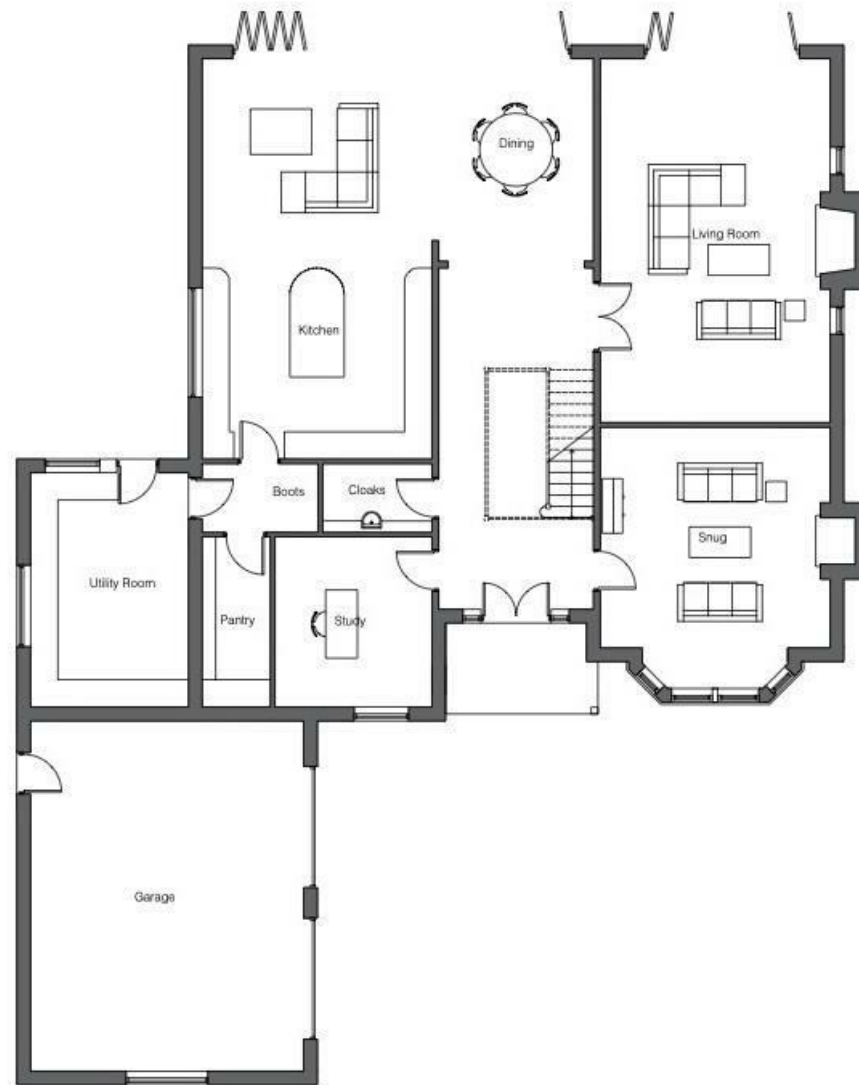
CURRAN
BIRDS
 CO



Building Plot Egginton Road, Derby, DE65 5FJ
Price £395,000

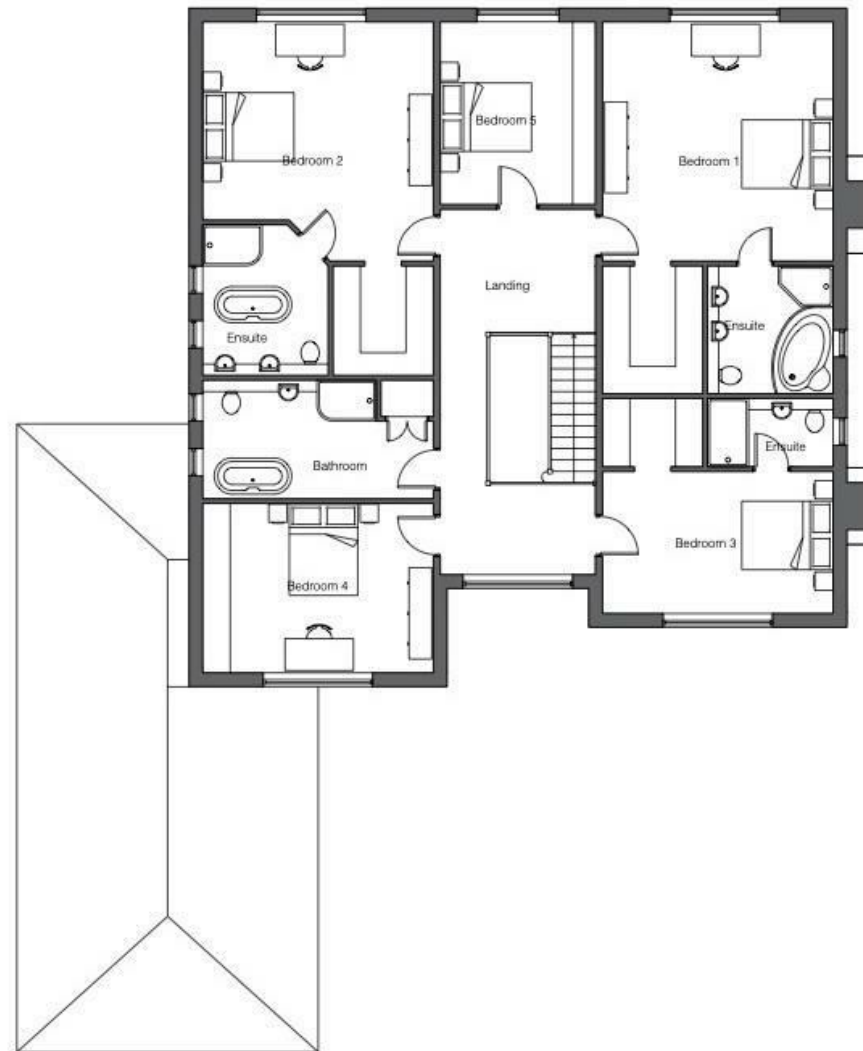


Floor Plan



GROUND FLOOR AS PROPOSED

Floor Plan



FIRST FLOOR AS PROPOSED





BUILDING PLOT – An exciting opportunity to acquire this superb building plot with full detailed planning consent approved for the building of a stunning individual home extending to around 4100 square feet and offering five double bedrooms with double garage. This plot offers someone the rare opportunity to build a substantial detached home of immense style and character, set within this most convenient and accessible location on the edge of Hilton Village. South Derbyshire Planning Reference: DMPA/2023/0523

The potential layout will incorporate: ground floor: reception hallway, cloaks wc, study, snug, living room, superb open plan dining kitchen, pantry, bootroom and utility room. First floor landing leading to five double bedrooms and family bathroom. The primary bedroom suite will have the benefit of a walk in wardrobe and en-suite. Two further bedrooms will also have the benefit of en-suite facility.

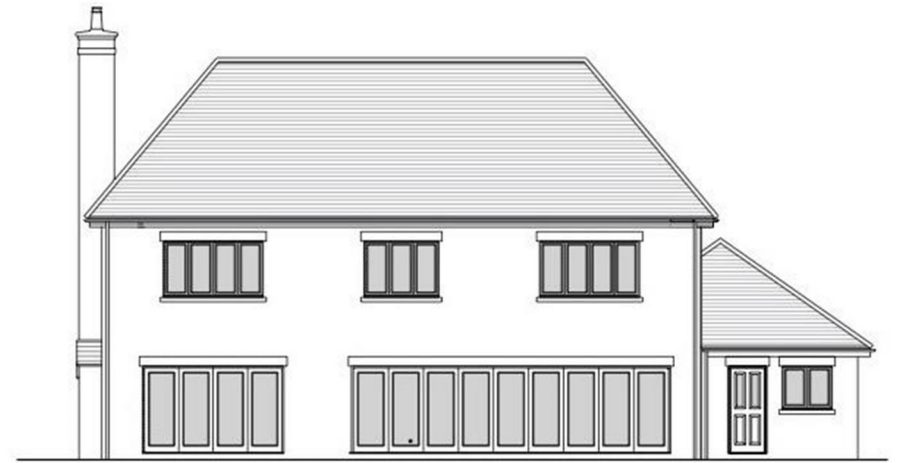
This location on Egginton Road on the edge of Hilton offers easy access to major road networks with A38 and A50 being located just a few minutes drive away. This location is also well positioned for easy access to the neighbouring villages of Etwall, Egginton and Willington with Mercia Marina and its beautiful canal side walks along the banks of the Trent and Mersey Canal.

- Building Plot – Detailed Planning Consent Approved
- South Derbyshire Planning Reference: DMPA/2023/0523
- Three Reception Rooms & Superb Open Plan Dining Kitchen
- Generous Plot, Driveway & Double Garage
- John Port School Catchment
- Exciting Opportunity to Build a Dream Home of over 4100 Square Feet
- Reception Hallway, WC, Utility, Boot Room & Pantry
- Five Double Bedrooms, Three En-Suites & Bathroom
- Close to Open Countryside
- Swift Access to Road Networks A38 & A50





NORTH ELEVATION AS PROPOSED



SOUTH ELEVATION AS PROPOSED



EAST ELEVATION AS PROPOSED



WEST ELEVATION AS PROPOSED



A detailed site plan showing a car park and a dwellinghouse. The car park is a rectangular area with a dashed blue border, containing several trees. The dwellinghouse is a large, irregularly shaped building with a hatched roof. The plan includes various lines and symbols indicating boundaries, roads, and landscaping. A text label in the center of the car park area reads: "CAR PARK DEVELOPED UNDER PLANNING APPROVAL DMPA/2023/0523 FOR DWELLINGHOUSE".

CAR PARK DEVELOPED
UNDER PLANNING APPROVAL
DMPA/2023/0523
FOR DWELLINGHOUSE

LOCALITY & AMENITIES

Hilton is a popular village location and is popular due to its good range of local amenities and excellent accessibility to Derby, Burton-on-Trent and Uttoxeter. The village itself offers services including medical centre, post office, two supermarkets, hairdressers, nursery, regular bus services, reputable primary school and a selection of village inns.

It is also a popular location for commuters with its location being within easy reach of the A50, A38, M1 and M6 motorways and being well positioned for access to the regional centres including Derby, Nottingham and Burton-on-Trent. The property is only around four miles to Willington Train Station.

Hilton is a short drive away from Mercia Marina which is the largest inland marina in Europe with its excellent bars, restaurants, coffee shops and boutique retailers.

POTENTIAL LAYOUT

THE ACCOMMODATION

GROUND FLOOR

Reception Hallway

Cloakroom WC

Study

Snug

Living Room

Open Plan Kitchen

Dining Area

Utility Room

Pantry

Boot Room

FIRST FLOOR

Landing

Primary Bedroom

Walk in Wardrobe

En-Suite

Bedroom Two

En-Suite

Bedroom Three

En-Suite

Bedroom Four

Bedroom Five

Bathroom

OUTSIDE

Driveway

Double Garage

Potential Gardens

LOCAL COUNCIL

South Derbyshire District Council



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

The Old Post Office Victoria Street, Derby, DE1 1EQ
Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 