



0.65 acre plot with planning permission granted

**Brooklands, Weston Road, Weston-On-Trent, Derby**

Guide £895,000 Freehold





Planning permission granted for one dwelling • Dwelling to be arranged over three storeys • Five bedrooms all with en-suite bathrooms • Proposed dwelling to be circa 9139sq ft • Set within a 0.65 acre plot

### Location

Weston-on-Trent is a desirable village situated to the south west of Derby, enjoying a well renowned village pub and a village hall. Neighbouring village Aston-On-Trent offers further amenities to include two public houses, a post office, village shop, a primary school and a village hall. The village is a popular commuter location for Derby with direct access along the A6 and further access across the region via the A50 Link Road to the M1 Motorway, M42 and M6. East Midlands airport is 7.5 miles from the property, with East Midlands Parkway train station 8 miles away, providing direct rail access to London in 1 hour 22 minutes.

### Description

This is a rare and exciting opportunity for a self-build project or builder to create a stunning 5 bedroom, three storey detached house measuring 9139sq ft within a plot of 0.65 acres, enjoying far reaching countryside views to the east aspect.

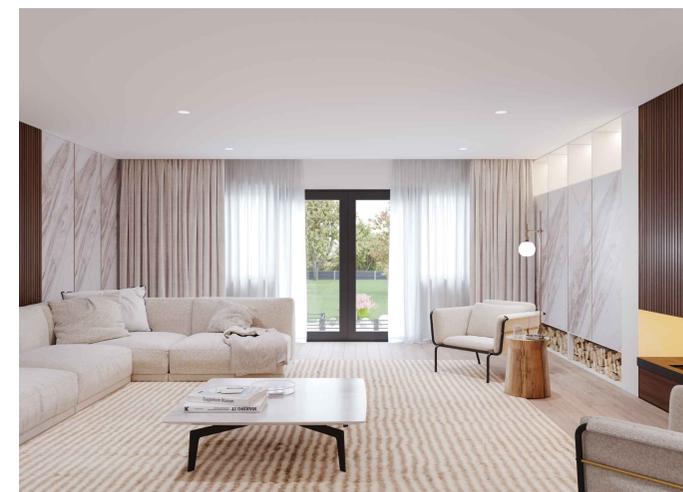
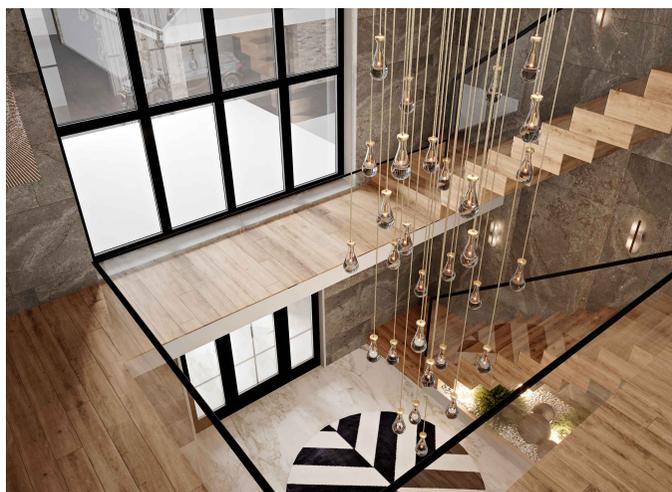
### Ground Floor

Entry to the west elevation will lead into a spacious entrance hall with a WC and two cloak rooms off.

A double fronted study / play room will be positioned to the front of the property which neighbours the drawing room, enjoying French doors out to a terrace at the rear of the property. The principal reception room will sit in the middle of the house, overlooking the rear garden and will also feature double doors out. A large, open plan kitchen diner with utility room off is accessible via both the entrance hall and the lounge, with French doors out to a terrace area.

### First Floor

Stairs will ascend from the entrance hall to an impressive gallery landing and on to the four bedrooms at this level. All four bedrooms are to benefit en suite bath/shower rooms with two double bedrooms set to the front aspect and two to the rear, to include the main bedroom with a large dressing room and an enclosed balcony, offering superb countryside views.



## Second Floor

A secondary principal bedroom suite is to occupy the whole of the second floor level (although this could be made into two bedrooms if required), made up of a dressing area spanning the full depth of the property, a bed space displaying a feature window to the rear aspect and an open plan en suite.

## Outside

To the front of the plot there will be ample, gated, off street parking, in addition to a triple car port and an open sided store. The garden to the rear will stretch approximately 68 metres from the back of the house and will include a detached gym / swimming pool building with a dressing room, WC and three floor to ceiling windows overlooking the garden.

## Planning

Full planning permission (reference DMPA/2021/1875) was granted in December 2021 by South Derbyshire District Council for the erection of a replacement dwelling, garage / car port building and a single storey gym building. Details of the application can be obtained from South Derbyshire District Council planning portal or from Savills upon request.

## General Information

### Tenure

Freehold

### Services

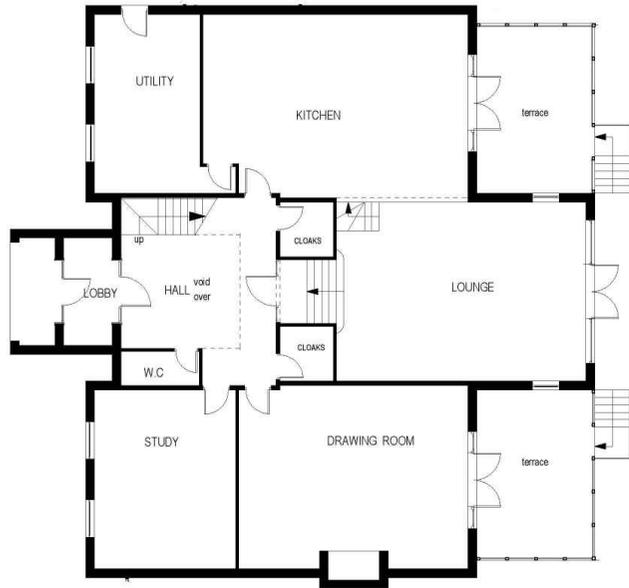
Mains electricity, gas, water and drainage are connected to the plot. Prospect buyers should make further enquiries.

### Viewing

Strictly by appointment with Savills.



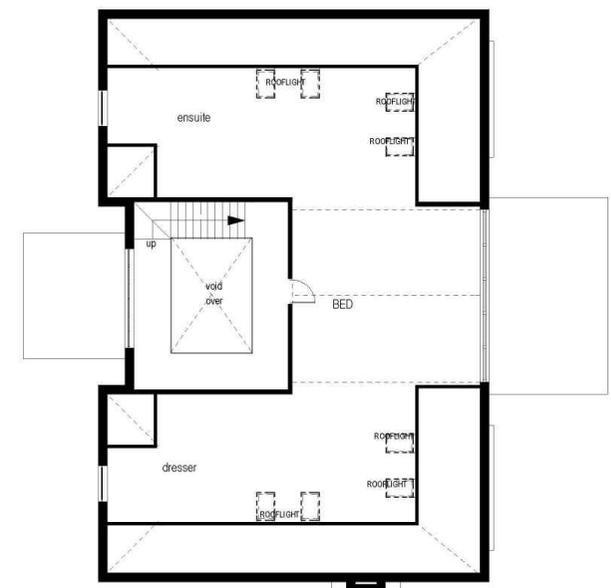




Ground Floor



First Floor



Second Floor

For identification only. Not to scale. © 220926LB

**Important notice** Savills, its clients and any joint agents give notice that 1: They 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

