



1.5 acre site with planning for 6 dwellings

Maywood Farm, Rushy Lane, Risley, Derby

Freehold





Planning approved for 6 dwellings • 1.5 acre site with stunning countryside views • Total proposed floor area of 8200sq.ft • Formerly grounds of Maywood golf course • 4 new dwellings and 2 conversions / refurbishments

Location

The development site sits between the sought after villages of Risley and Stanton By Dale and is just 1.5 miles from the town of Sandiacre. The nearby village of Stanton By Dale holds two village pubs, a primary school and a deli whilst Risley offers a public house and garden centre. More extensive amenities such as supermarkets, convenience stores, restaurants, bars, a post office, a butchers and a pharmacy are available in Sandiacre. The M1 motorway is 1.3 miles from the site, East Midlands Airport is 9 miles away and East Midlands Parkway Station lies some 8.5 miles to the south with trains to London St Pancras International – approx 90 mins. Ofstead outstanding schools in the vicinity include Ladycross Infant school in Sandiacre and George Spencer secondary school in Stapleford.

Directions

Exiting the M1 at the Sandiacre interchange roundabout, take the exit onto Bostocks Lane, at the Derby Road Junction go straight onto Rushy Lane, after 400m,

immediately before the right hand bend take a left turn onto the unmarked road and follow this road for 300m where you will reach the site.

Description

This is a rare and exciting opportunity for a developer to undertake a bespoke development in a truly unique location, occupying an elevated position with superb, far reaching views to the south.

Planning permission has been granted for 6 dwellings within the 1.5 acre site which makes up the former grounds and buildings of Maywood golf club. Within the approved planning there are to be four new build properties and two existing properties requiring refurbishment / completion.

Unit 2

This is a single storey barn which is to be demolished and in its place a 3 bedroom dwelling built comprising a living room, open plan kitchen diner, utility / pantry room, a study, snug, 3 bedrooms all with en suite bathrooms and a gym with WC, shower room and steam room off.



Unit 3A

The unit 3 properties are new build houses being built in place of the storage buildings that currently occupy the plots. 3A is to hold an open plan kitchen diner, pantry / utility room, WC, separate sitting room and two ground floor bedrooms, one being the principal suite with dressing area an en suite and a further en suite bedroom. To the first floor there will be two further en suite bedrooms and a void over the kitchen / diner and sitting room.

Unit 3B

This mid terrace house will provide to the ground floor; a studio, open plan kitchen diner, pantry / utility room, WC and a lounge diner, whilst the first floor will hold a family bathroom and three bedrooms, two of which will be en suite to include the principal suite with a dressing area.

Unit 3C

Unit 3C is to be a three bedroom house, two of the bedrooms will benefit an en suite and one will hold a dressing area, alongside a family bathroom. The ground floor plans show an entrance hall, WC, open plan kitchen lounge diner with pantry / utility off and a studio.

Unit 4

Unit 4 is the existing, three storey, 5 bedroom detached farm house which is outlined for refurbishment rather than replacement.

Unit 5

Unit 5 is a single storey detached property which is to be converted into a one bedroom bungalow. The current owners have begun work on this building which is now ready to be internally completed and landscaped.

General Information

Tenure

Freehold

Services

Mains electricity and water are understood to be connected to the site with drainage currently via septic tank.

Viewing

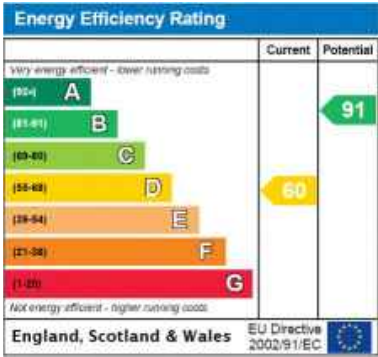
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