

Proposed Front Elevation 'A':

0m 50mm 100m 250m 1:5 at A1



Proposed Side Elevation 'B':

0m 50mm 100m 250m 1:5 at A1

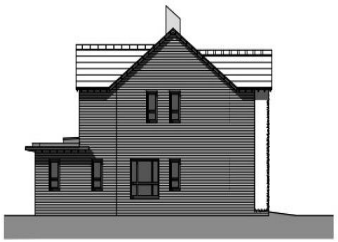
B	14.06.2011	Layout and elev... room and integr...
A	26.05.2011	Dormer style ch...

Plot 2 Stonehill
Castle Donington Derby

ashley adams

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Castle Donington Derby DE74 2LZ

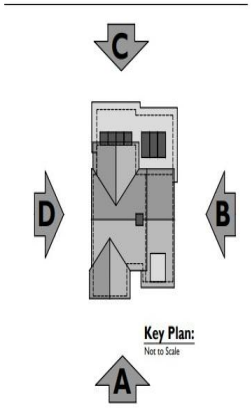
for sale offers over
£140,000



Proposed Side Elevation 'D':



Proposed Rear Elevation 'C':







Property Description

This is a rare and exciting opportunity for a self-build project or builder to create a stunning 4-bedroom house with master ensuite and family bathroom, a large open plan kitchen/living area, an integral garage and garden. Planning permission ref 10/01206/FUL was granted in 2012 and has been instigated with the building of the adjacent property which has been constructed.

The accommodation is to be arranged over two storeys, with the ground floor holding an entrance hall, cloaks/WC, living room, generous open plan dining room/kitchen/family room and utility room.

There will be four bedrooms at the first-floor level, two of which benefit ensuite shower rooms, with two further bedrooms and family bathroom.

Planning

Full planning permission (reference 10/01206/FUL) was granted in 2012 by North West Leicestershire District Council for the construction of two detached dwellings one of which has now been built which has instigated the planning. Details of the application can be obtained from North West Leicestershire District Council planning portal.

Services

The electricity service is on site and runs to the existing box near the eastern boundary. Inspection chambers for foul and surface water serving number 90 are right on the eastern boundary at the southern end of the plot.

Proposed Accommodation

Entrance Hall

Cloaks/W.C

Living Room

Dining Area

Kitchen

Family Room

Utility Room

First Floor

Master Bedroom

Master Ensuite

Guest Bedroom

Guest Ensuite

Bedroom 3

Bedroom 4

Bathroom







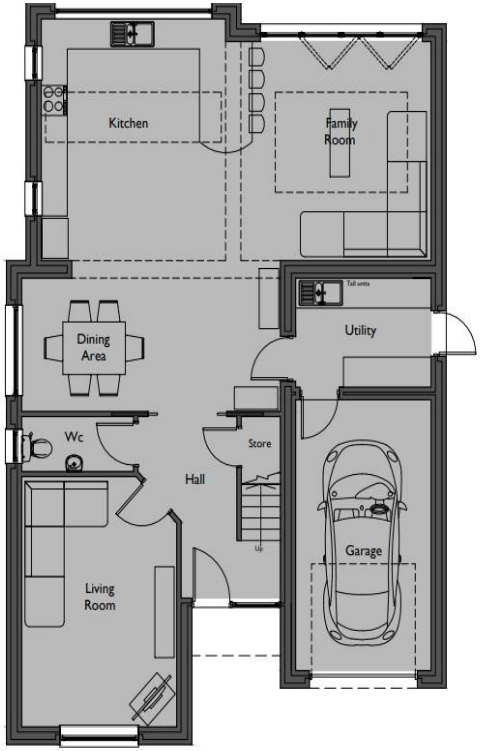




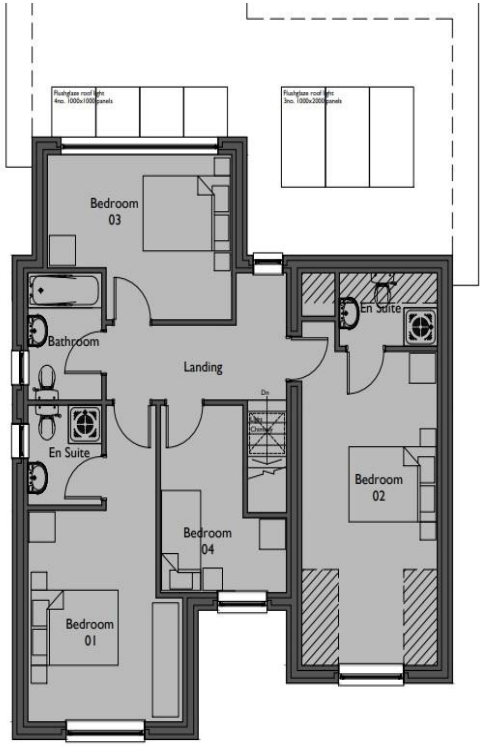

David Granger
Architectural Design Ltd




N
CRABTREE CLOSE
BAKEWELL DRIVE
20
19
1
12
14
90
43
152
A
B



Proposed Ground Floor Plan:



Proposed First Floor Plan:

To view this property please contact Ashley Adams on

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39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL204011 - 0022

Tenure:Freehold EPC Rating: Exempt Council Tax Band: Deleted

view this property online ashleyadams.co.uk/Property/MEL204011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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