



SOLD PRIOR



- Land of approximately 0.13 acres
- Full planning permission for a four bedroom detached family residence and garage

The land of approximately 0.13 acres has full planning permission for a four bedroom detached family residence and garage with the total property footprint around 2116 sq.ft. To maximise the views at the rear of the property the accommodation is proposed over 3 floors and will appeal to self-builders along with professional builders. Proposed accommodation to the lower ground floor is a large living space incorporating lounge, dining and kitchen areas with doors leading to the garden. To the ground floor are three bedrooms and a family bathroom plus separate WC. To the first floor is the master bedroom with en suite. Garage and parking space. Planning ref 16/00588/OL

Situated Holmesfield is a village and civil parish in the county of Derbyshire on the edge of the Peak District National Park, with extensive views from the village over the surrounding countryside. The village includes a number of farming hamlets such as Millthorpe situated in the neighbouring Cordwell Valley and is within easy access of Dronfield and its shops and facilities. Holmesfield is well-provided with amenities, including a village hall, a riding school, a renowned infants and junior school and has excellent transport links either via road, bus or rail services in Dronfield. The land is located to the rear of

the George and Dragon pub with right of access via an un-adopted road to the side of the pub.

Proposed Accommodation
Lower Ground Floor Large living space incorporating lounge, dining and kitchen areas with doors leading to the garden (656sq ft)

Ground Floor Three bedrooms and a family bathroom / WC (757sq ft)

First Floor Master bedroom with en suite shower room (520sq ft) Total 1933sq ft

Outside Gardens with patio,

off road parking and garage (186 sq ft)

Tenure Freehold

EPC Rating Exempt

Auction Valuer Andrew Winter

Note Any plans and measurements shown are for information only, are not to scale and cannot be relied on. The property and land is sold as seen. The auctioneers were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries and inspections

as to the internal layout of the property.

Planning Outline Planning permission was granted by North East Derbyshire Council, reference 16/00588/OL subject to conditions. Interested parties are referred to North East Derbyshire Council 01246 231111 or www.ne-derbyshire.gov.uk Planning section.

Viewing Joint agents Blundells Banner Cross Tel: 0114 268 3333

