



Residential Development Site off Scropton Lane  
Scropton, Derbyshire



## Residential Development Site off Scropton Lane, Scropton, Derbyshire, DE65 5PP



**1.56ac**

A superb opportunity to purchase a residential development site extending to 1.56 acres (0.63 hectares) or thereabouts within the sought after village of Scropton

Having the benefit of Outline Planning Permission for up to 10 residential dwellings.

**Offer in Excess of: £1,100,000**

**For Sale by Private Treaty**



Uttoxeter Office - 01889 562811



[uttoxeter@bagshaws.com](mailto:uttoxeter@bagshaws.com)

### **Description:**

The residential development site being offered extends in total to approximately 1.56 acres (0.63 hectares) with outline planning permission for 10 dwellings, as outlined in red on the sale plan. The site was previously used for farming, with the main sheds already demolished. The site is currently a mixture of hardcore with some areas of concrete and grassland. There is presently no perimeter fencing around the site and access is gained off Scropton Lane.

The permission will allow for the erection of up to 10 dwellings.

### **Location:**

The site is situated on the northern side of Scropton Lane within the popular village of Scropton, in south Derbyshire. Occupying a semi-rural position with views over adjoining countryside. The village of Scropton is situated close to a range of amenities and facilities in nearby Hatton and Sudbury including village shops, post office, primary school and public houses and is exceptionally convenient for access to various road links and also a railway station at Hatton.

The site is conveniently situated approximately 6 miles north-west of the town of Burton upon Trent, 8 miles south-east of the town of Uttoxeter, 14 to the south-west of the city of Derby and 18 miles to the north-east of the city of Lichfield. There are excellent commuter links via the A50 providing onward transport links to M1, A38, M42, M6 and M6 Toll. Main railway networks are also located nearby in Derby, Lichfield, Burton and Uttoxeter, with connections to Birmingham and Nottingham and onward connections to London. International airports are also located within easy commuting distance with nearby East Midlands Airport and Birmingham and Manchester Airports within an hour and a half.



## **Directions**

From Uttoxeter Office: At Derby Road roundabout, take the third exit onto Doveridge Bypass/A50. At Sudbury roundabout, take the third exit onto A515, turn left onto Leathersley Lane and continue onto Scropton Road. The development site is located on the left, as indicated by our 'For Sale' board.

## **Viewing**

Viewing is strictly by appointment through selling agents, Uttoxeter office on 01889 562811 or email; uttoxeter@bagshaws.com

## **Method of Sale**

The site is for sale by Private treaty.

## **Planning**

South Derbyshire District Council granted Outline Planning permission on 30th October 2019 under planning application number DMPA/2019/1198, for the erection of up to 10 residential dwellings.

## **Section 106 Agreement**

A Section 106 agreement has been agreed between the vendor and South Derbyshire District Council and is provided within the information pack as noted below.

## **Information Pack**

An Information Pack is available providing further information on: Planning Consent, Section 106 Agreement and Illustrative Layout.

The information pack is available from the selling agents. Please contact the Uttoxeter office on 01889 562811 or uttoxeter@bagshaws.com for further information.

We would point out that a ground-mounted solar installation is to be constructed to the north of the site which is in excess of 120metres from the northern boundary and will be screened by existing hedgerow and a planting scheme which is a requirement of that permission under planning application number DMPA/2021/0315.

## **Plans, Areas & Photographs**

The plans and images are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the site. Any discrepancies shall not annul the sale nor entitle either party to compensation.

## **Services**

It is understood that mains services are located nearby to the site but interested parties should make their own enquires as to the availability and suitability of services.

## **Wayleaves, Easements & Rights of Way**

The property is sold subject to and with the benefits of any wayleave easements and rights of way whether disclosed in these particulars or not.

The access to the site is directly off Scropton Lane.

## **Sporting, Timber and Mineral Rights**

It is assumed that all sporting, timber and mineral rights are included in the freehold sale of this property.

## **Local Authority**

South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH

Tel: 01283 595730

## **Solicitors**

Ian Naylor, Bowcock & Pursaill Solicitors, 54 Edward Street, Leek, Staffordshire, ST13 5DJ

## **Planning Agent**

James Clark, Pegasus Group, 4 The Courtyard, Church Street, Lockington, Derbyshire, DE74 2SL

## **Tenure**

The site is available freehold with vacant possession on completion.

## **Purchaser Requirement**

The site is sold as seen. It will be the responsibility of the purchaser to carry out any further ground and demolition works as necessary. It will be the responsibility of the purchaser to erect perimeter fencing.

The vendor intends to retain one of the residential units for his own personal use. Any offer should therefore be on the basis that the purchaser will construct the unit which will then be retained by the vendor.

## **Money Laundering Regulations 2017**

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

## **Agents Notes**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



69 Derby Road, Uttoxeter, Staffordshire, ST14 8EB

T : 018889 562811

E : [uttoxeter@bagshaws.com](mailto:uttoxeter@bagshaws.com)

[www.bagshaws.com](http://www.bagshaws.com)



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