



ANDERSON-DIXON



SCALPCLIFFE GRANGE Windsor Drive , Burton-On-Trent, DE15 9BH

Welcome to Scalpcliffe Grange! This stunning development site offers a fantastic opportunity for those looking to create their dream home. With outline planning permission already in place for a detached dwelling, ref P/2022/01375, you can start envisioning your future abode nestled within 0.36 acres of picturesque countryside views.

The semi-rural location provides a peaceful location allowing you to enjoy the tranquillity of the surroundings. The owner's generous offer of granting easement and rights of way in regard to services ensures a smooth process for any future developments on the land.

Viewings by appointment only

Asking Price £250,000

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, Burton-On-Trent, DE15 9BH



- Viewings by appointment only
- Private
- Planning Ref -P/2022/01375
- Ideal Self Build Plot
- Outline Planning Approved
- Secluded Location
- 0.36 Acre



[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	