



- 0.13 acres with planning permission for a four bedroom detached dwelling in prime location close to the Peak District National Park

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 2116sq ft. To maximise the views at the rear of the property the accommodation is proposed over three 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. 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.

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 (186sq ft)

Tenure Freehold

EPC Rating Exempt

Proposed Accommodation
Lower Ground Floor Large

Auction Valuer
Andrew Winter

Note 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. We were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries and inspections.

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

Viewing Joint agents Blundells Banner Cross Tel: 0114 268 3333 External viewing only in daylight hours and showing courtesy to any neighbouring properties. Viewers are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site, land or roads accessing the site. For any general auction enquiries please call or email 0114 254 1185 auctions@countrywide.co.uk