



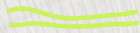
# Land to the Rear of 9 Coronation Street

*Overseal | Derbyshire | DE12 6LH*

INTRODUCING

# Land to the Rear of 9 Coronation Street

*Overseal, Derbyshire, DE12 6LH*



## Property at a glance

Current Garden Land with Potential for Planning Permission

Extending to 0.153 Acres

L-Shaped Plot

Ideal for a Bungalow or Dormer Style Property (Subject to  
Planning Permission being Granted)

Vendor is Selling the Land at Competitive Value but Not  
Subject to Planning Permission Being Granted

Full Details of the Original Planning Permission Granted in

2017 Can Be Made Available Ref: 9/2017/0398 - South

Derbyshire District Council

On Three Separate Titles: DY480566, DY516184 & DY572370

Guide Price

**£50,000**



# A Closer Look

The site extends to 0.153 acres with access between 9 and 3 Coronation Street forming an L-shaped plot which is offered to the open market as garden land with potential for planning permission. The original site was granted planning by South Derbyshire District Council on 12 September 2017 for the erection of a dormer bungalow at Land to the rear of 9 Coronation Street, Overseal (a copy of the original planning permission can be made available, and the reference number was 9/2017/0398). The land is on three separate titles, DY480566 (0.082 acres), DY516184 (0.048 acres) and additional land added to the sale is DY572370 (0.023 acres). The land is offered at competitive value, and any buyer needs to make their own enquiries with the Planning Authority. The sale is not subject to planning being granted.

## Services & Miscellaneous

We understand mains services are available within Coronation Street.

To check Internet and Mobile Availability please use the following link:  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

To check Flood Risk please use the following link:  
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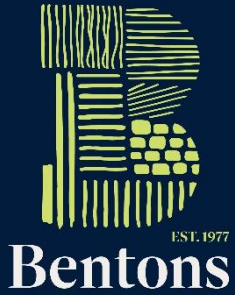
## Enquires

All enquiries to Nick Bonfield -  
[nick@bentons.co.uk](mailto:nick@bentons.co.uk) - 07794 157718 or 01664 563892

## Location

Overseal is a popular and well established in South Derbyshire, ideally positioned for commuters and families alike. Surrounded by attractive countryside, yet within easy reach of nearby centres such as Swadlincote, Ashby-de-la-Zouch, Burton upon Trent and the village offers a pleasant balance of rural charge and everyday convenience. Overseal benefits from a range of local amenities including shops, school and public houses, along with excellent access to the transport links such as the A444, the A42 and M42 making travel to Derby, Leicester and Birmingham straightforward. The area is also well regarded for its nearby walking routes and outdoor spaces including the National Forest providing an appeal lifestyle for those seeking both accessibility and semi-rural setting.





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