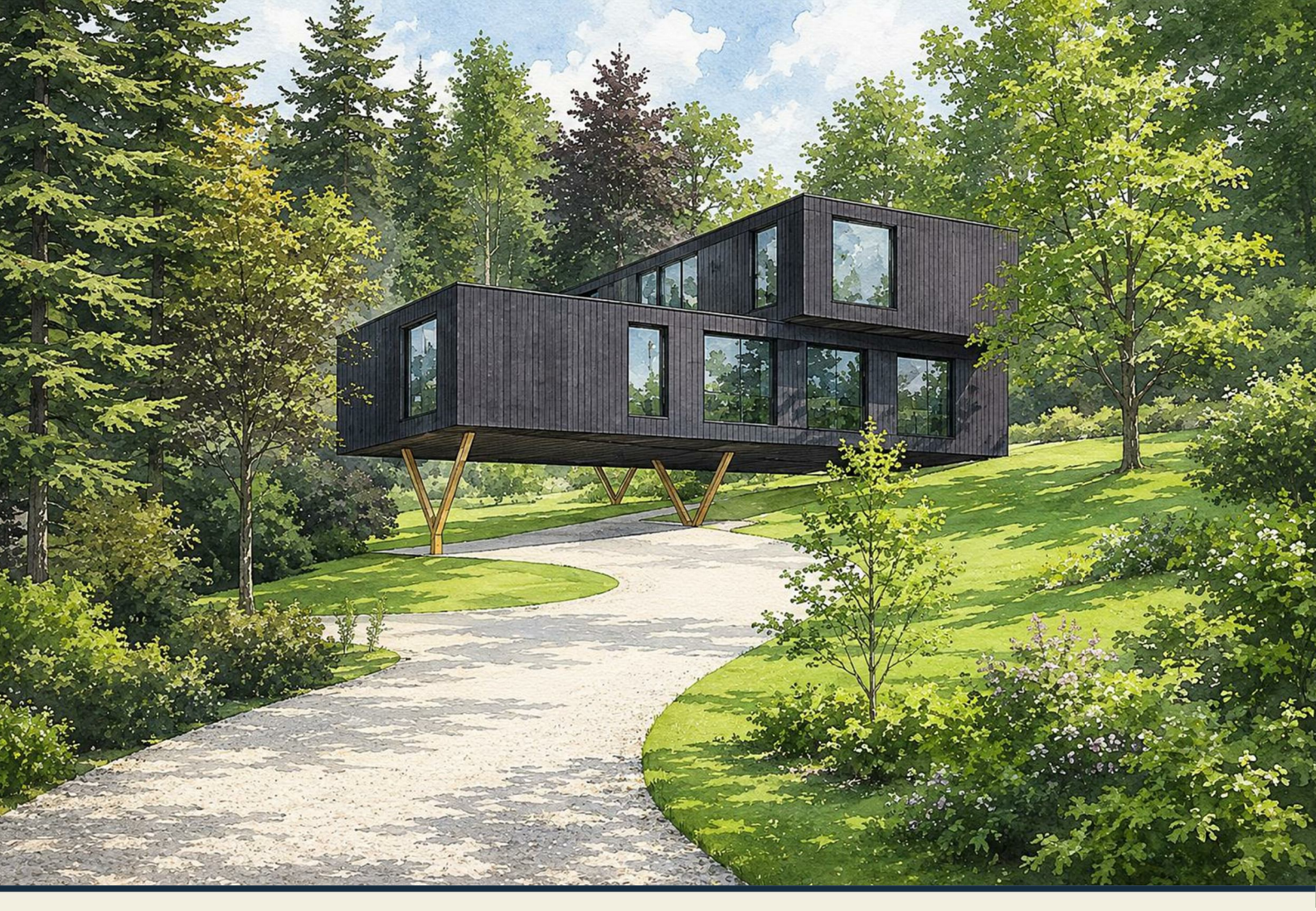
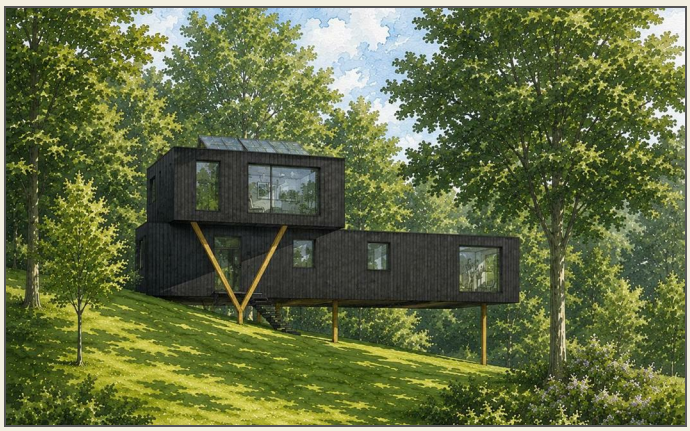






# 5 Bed Land - Building Plot

Building Plot Windley Lane, Windley, Belper DE56 2LP
Offers Around £450,000 Freehold

5 3 4

Fletcher & Company

www.fletcherandcompany.co.uk

- Prime Building Plot - Rare Opportunity to Build a One of a Kind Stylish Home
- Full Planning Permission Granted for a Unique Architect-Designed Home
- Wonderful Contemporary ' Floating Design ' with Special Elevated Living Space
- Innovative Structure - Set into a Sloping Plot - Eco-Conscious Design
- Approx. 1.25 acres of Private Land with Beautiful Open Countryside
- Peaceful & Private Setting in Sought-After Hamlet Location
- Duffield - 3 miles, Belper - 5 miles, Ashbourne - 8 miles, Derby - 8 miles

Exceptional Building Plot with Full Planning for Contemporary Home in the Desirable Hamlet of Windley, close to Duffield ( 3 miles ). Set in a plot of approximately 1.25 acres.

This innovative and stylish design presents a "floating" house concept, raised on stilts to work harmoniously with the natural contours of the sloping plot. The approved plans showcase bold architectural vision, with clean lines, expansive glazing and dynamic living spaces that maximise both light and panoramic countryside views.

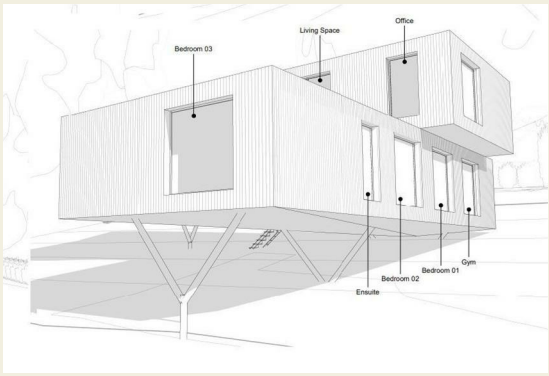
Whether you're a self-builder looking for your dream plot or a developer seeking a premium opportunity, this is a truly unique prospect in one of Derbyshire's most desirable areas - Viewing please contact Fletcher & Co.

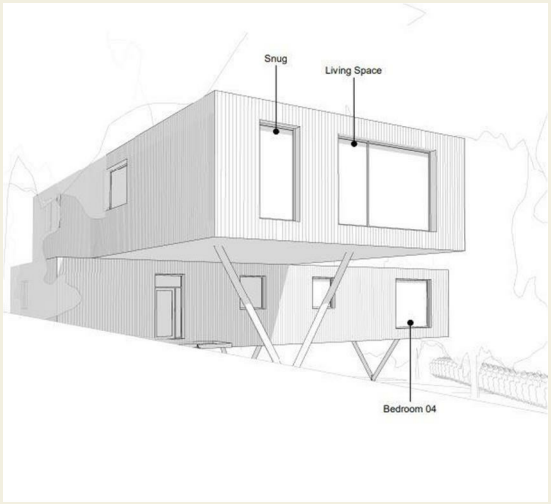
The hamlet of Windley is approximately one mile from the village of Turnditch and Cowers Lane which provides a selection of village inns and local garage. It is situated some 8 miles from the centre of Ashbourne known as the gateway to the Peak District National Park and approximately 8 miles from the City of Derby.

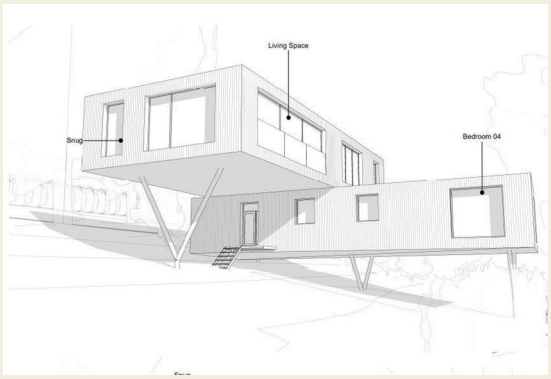
The nearby village of Duffield provides a regular train service to Derby and onward to St Pancras Station, London. As well as the train service to Derby there is a regular bus service ( every 15 mins ) from Duffield to Derby. There is local squash and tennis at the renowned Duffield Tennis & Squash Club nearby. Private education includes Repton, Denstone, Abbotsholme, Trent College, Derby Grammar School, Derby High School and Foremark Preparatory School. Local recreational facilities include Carsington Water with its trout fishing and sailing, whilst there are multiple golf courses at Duffield, Kedleston and Ashbourne.

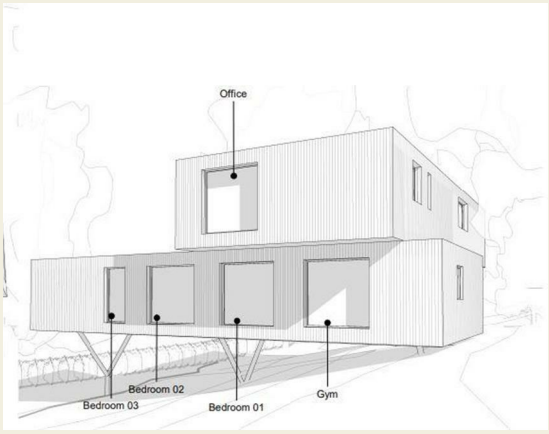
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

# Drawings




These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Drone

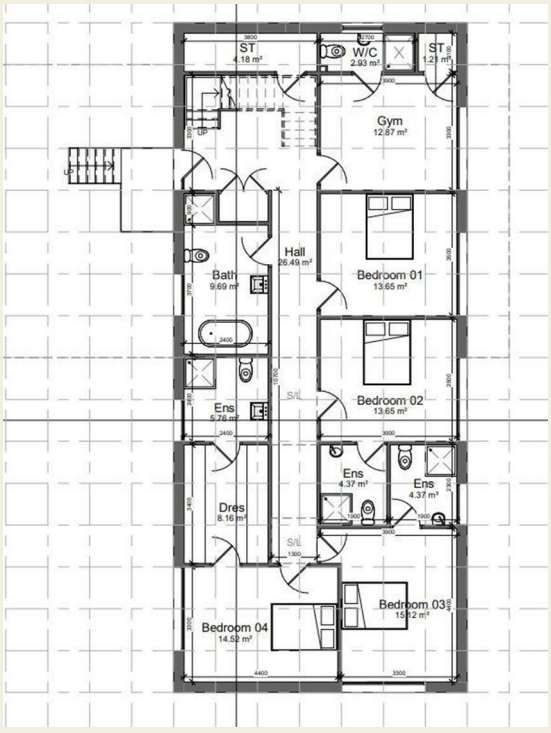




## Map

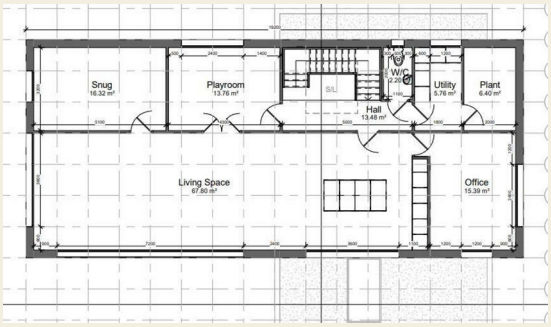



## Ground Floor

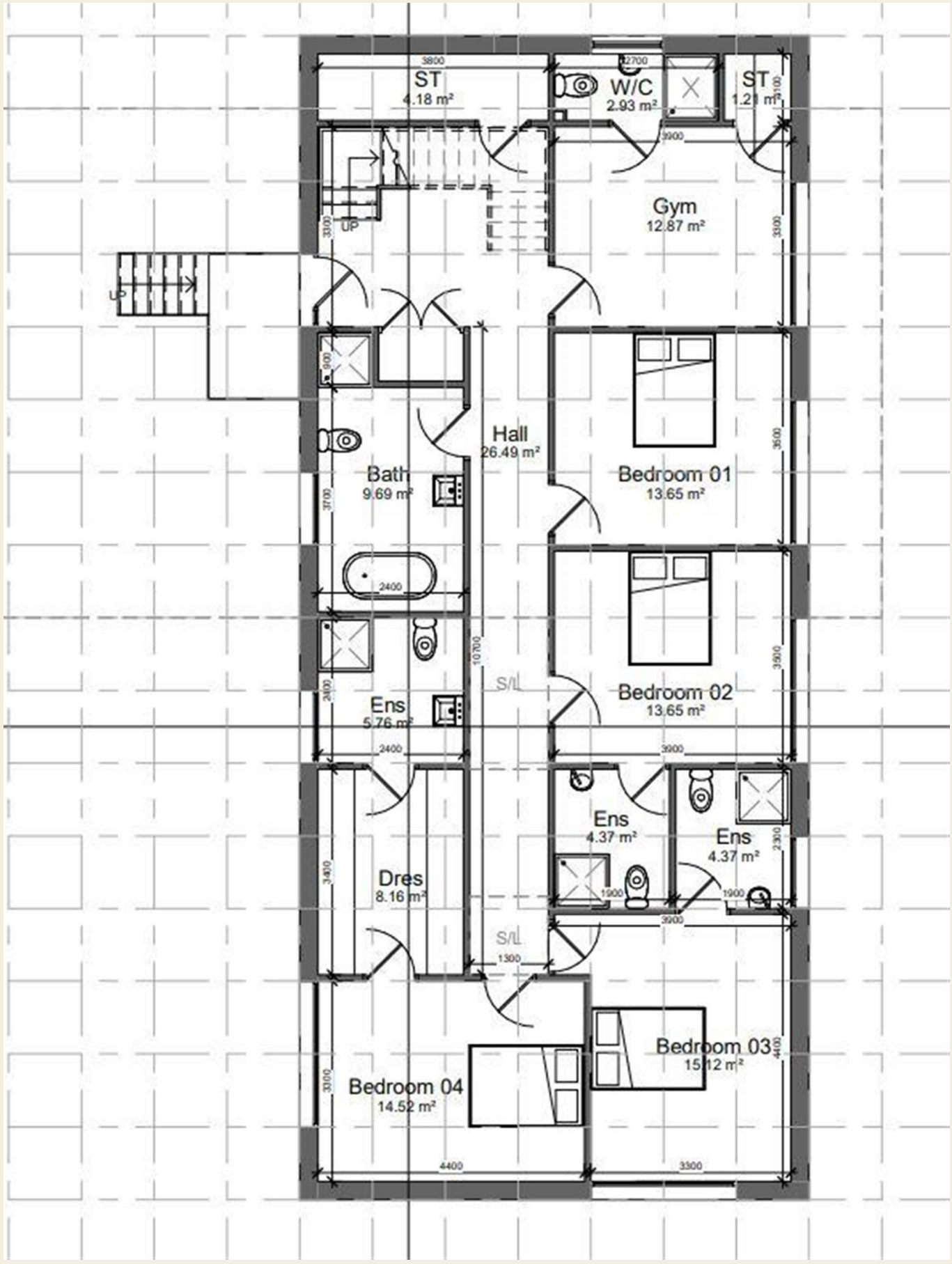



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

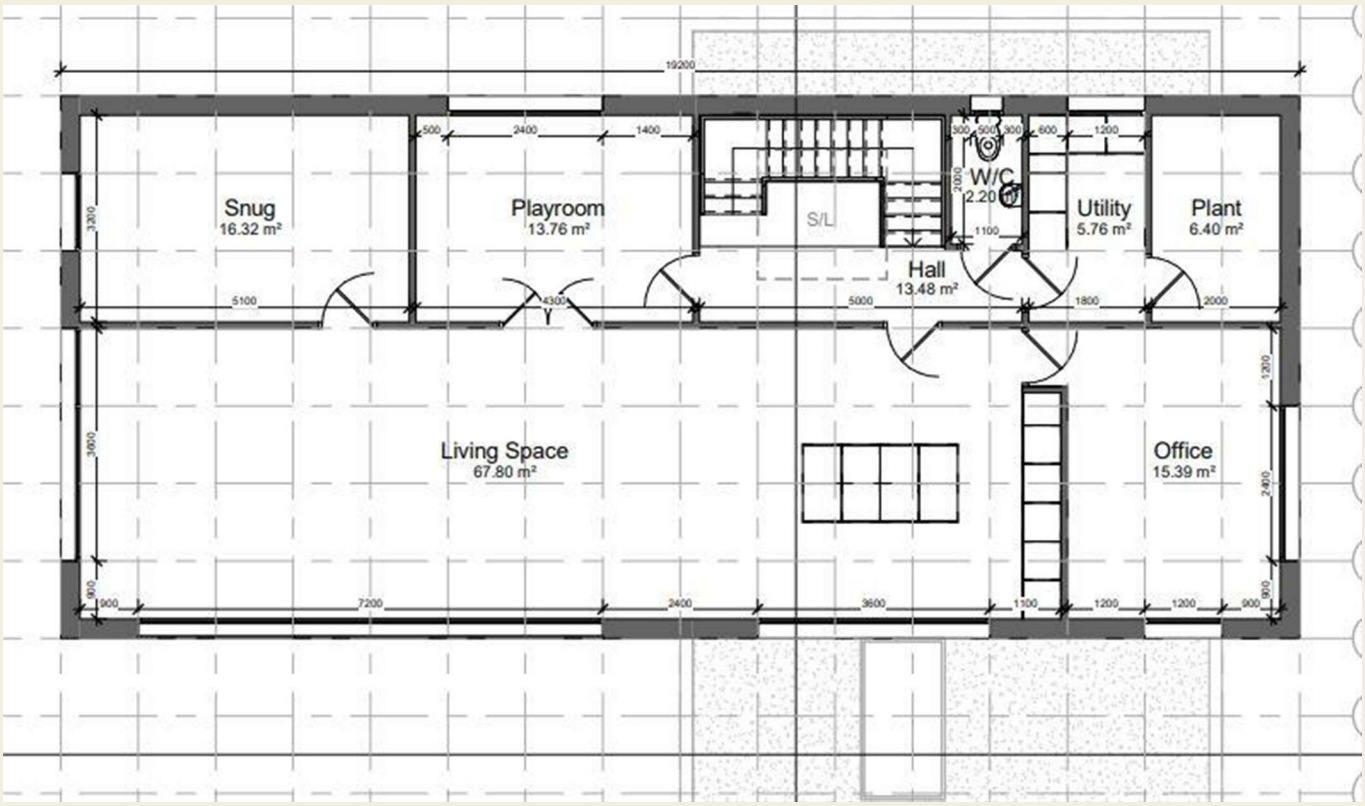
# First Floor




These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.




These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.




These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.