



**GADSBY**  
**NICHOLS**

Land adjacent to North Lodge Derby Road, , Morley, DE21 4RG  
Offers Around £550,000

## Land adjacent to North Lodge Derby Road, Morley, DE21 4RG



A RARE AND EXCITING OPPURTUNITY TO AQUIRE A PRIME SINGLE RESIDENTIAL BUILDING PLOT ON APPROX 0.5 ACRES.

An exceptional architect-designed contemporary residence extending to approximately 6,000 sq. ft. offering expansive, flexible living across multiple reception spaces – perfectly suited for multi-generational living. Set within a glorious countryside setting, this impressive home combines cutting-edge design, sustainable technology, and luxurious space – creating a rare opportunity to acquire a truly substantial and future-ready property. This outstanding home has been thoughtfully designed to deliver exceptional space, flexibility and efficiency, making it ideal for extended families or those seeking a versatile lifestyle property. With approximately 6,000 sq ft of accommodation, the property offers an abundance of living space, including five reception rooms that can be tailored for formal entertaining, home offices, leisure areas, or independent living zones. One of the many features is the inclusion of a private gymnasium, while the integration of solar panels, underfloor heating throughout and an air source heat pump ensures improved energy efficiency and reduced running costs – perfectly complementing the home’s modern design. The integration of a state-of –the art building system further enhances comfort and performance, while the contemporary architecture creates a striking yet highly practical living environment. Enjoying a peaceful countryside position, the property offers privacy, space, and scenic surroundings- ideal for those seeking a balance between rural tranquility and convenient modern living.

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### PLANNING



Planning permission has been granted, under revised planning application reference ERE/0924/0030 and dated November 2024, for the erection of a superior, two-storey residential dwelling house with link garage and rear balcony. The site is of a fairly level nature, with wide road frontage, having mains water on site, and mains electricity nearby. However, there is a need to install a new sewage treatment plant.

In our opinion, this is a rare and exciting opportunity to acquire a large, single residential building plot, with further potential offered for a design-and-build scheme (further details can be obtained from the agents), or potential to reapply for planning permission for further dwellings on site, subject to approvals.

### THE PROPERTY



The existing, proposed, stylish new dwelling has been designed with extensive glazing to the rear to enjoy the views over open countryside, and would comprise: -

To the ground floor double doors open to the reception hall, with cloaks/WC/shower room off, formal lounge, second informal living room, dining room, home office, luxury living dining Kitchen, laundry room, and gym. At ground floor level, the double garage is linked via a boot room, and has stairs providing access to a first floor room, which affords the potential for further accommodation, or dependent relative annex.

The ground floor will extend to circa. 2,917 sq. ft./271 sqm., the first floor will extend to circa. 2,281 sq. ft./212 sqm., and the garage will extend to circa. 473 sq. ft./44 sqm. or thereabouts.

To the first floor, an impressive landing, main bedroom suite with balcony, ensuite dressing room, and ensuite bathroom, bedroom two with ensuite dressing room and ensuite bathroom, bedroom three with ensuite bathroom, bedroom four with

ensuite bathroom, bedroom five, and family bathroom.

Outside, the property enjoys a site area of approx. 0.5-acres.

### LOCATION



The building plot adjoins, and enjoys views over open countryside in a sought-after rural setting, yet with the convenience of being within easy driving distance of Derby, and a comprehensive range of amenities.

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### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13536

### GROUND FLOOR

#### IMPRESSIVE RECEPTION HALL

5.890m x 3.570m / 3.570m x 1.570m (19'3" x 11'8" / 11'8" x 5'1")

#### FORMAL LOUNGE

7.185m x 5.7m (23'6" x 18'8")



#### SEPARATE INFORMAL LIVING ROOM

5.700m x 6.660m (18'8" x 21'10")

#### DINING ROOM

5.700m x 5.600m (18'8" x 18'4")

### LUXURY LIVING DINING KITCHEN

5.760m x 8.680m (18'10" x 28'5")



### DIRECTIONS

When leaving Derby city centre by vehicle, proceed northeast towards Oakwood, passing Oakwood on the right-hand side before turning right into Lime Lane for Morley, and after crossing over Morley Road continue straight-on into Derby Road, and the building plot can be found on the left-hand side.

What 3 Words /// stump.turns/breed

#### HOME OFFICE

5.700m x 3.500m (18'8" x 11'5")

#### CLOAKS/WC/SHOWER ROOM

2.780m x 2.000m (9'1" x 6'6")

#### GYMNSAIUM

5.700m x 4.390m (18'8" x 14'4")

#### LAUNDRY/PLANT ROOM

2.400m x 4.100m (7'10" x 13'5")

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### **BOOT ROOM/GARAGE LINK**

6.750m x 2.530m / 7.200m x 6.150m (22'1" x 8'3" / 23'7" x 20'2")

Links to the garage.

### **FIRST FLOOR**

### **STUNNING GALLERY LANDING**

8.680m x 1.800m (28'5" x 5'10")

### **MAIN BEDROOM ONE / BALCONY**

3.800m x 5.700m / 5.700m x 2.500m (12'5" x 18'8" / 18'8" x 8'2")

Having balcony and enjoying fine views over open countryside.

### **ENSUITE DRESSING ROOM & BATHROOM**

5.700m x 3.100m (18'8" x 10'2")

### **ENSUITE SHOWER BATHROOM**

### **REAR BEDROOM TWO**

3.800m x 3.375m (12'5" x 11'0")

Having French doors and Juliet balcony, enjoying views over the surrounding countryside.

### **FRONT BEDROOM THREE**

3.500m x 5.600m (11'5" x 18'4")

### **ENSUITE BATHROOM**

2.600m x 2.450m (8'6" x 8'0")

### **BEDROOM FOUR**

5.700m x 3.440m (18'8" x 11'3")

### **ENSUITE BATHROOM**

2.600m x 2.450m (8'6" x 8'0")

### **FAMILY BATHROOM**

3.800m x 3.000m (12'5" x 9'10")

### **BEDROOM FIVE**

5.700m x 3.500m (18'8" x 11'5")

### **ENSUITE DRESSING ROOM & BATHROOM**

5.700m x 2.500m (18'8" x 8'2")

### **ENSUITE SHOWER BATHROOM**

### **OUTSIDE**

### **DOUBLE GARAGE**

The garage, boot room, and first floor annex provide the potential for dependent relative accommodation, subject to obtaining the usual planning and building regulation approvals.

### **GARAGES FIRST FLOOR ANNEX**

10.000m x 6.200m (32'9" x 20'4")

### **GROUNDS**

The property will stand in grounds of approx. 05-acres.

### **ADDITIONAL INFORMATION**

### **TENURE**

We understand the property is held freehold, with vacant possession provided upon completion.

### **SERVICES**

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

### **ANTI-MONEY LAUNDERING (AML) REGULATIONS**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter.

In order to carry out the identity checks, we will need to request the following: -

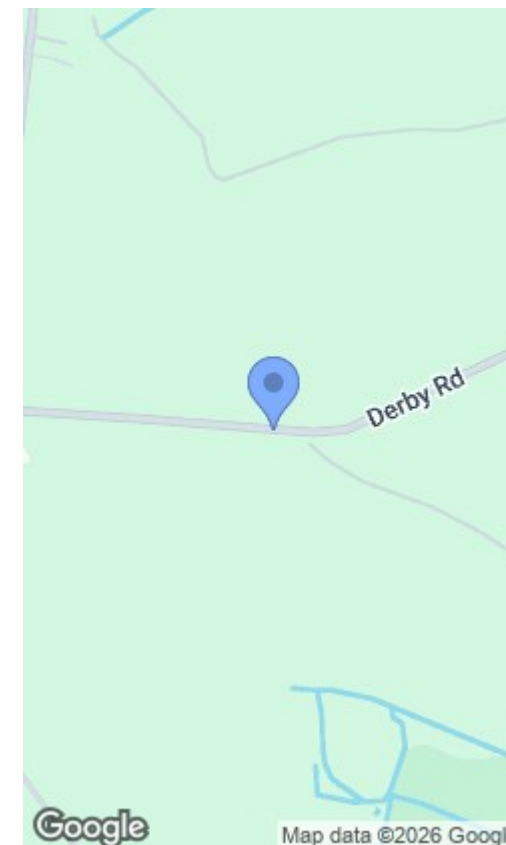
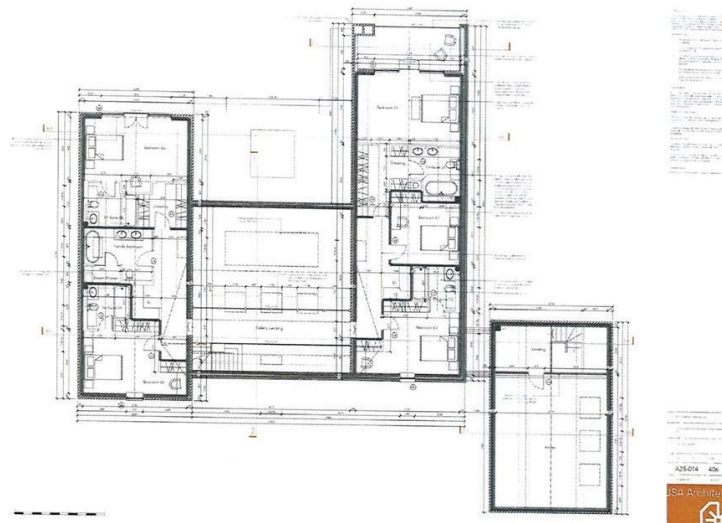
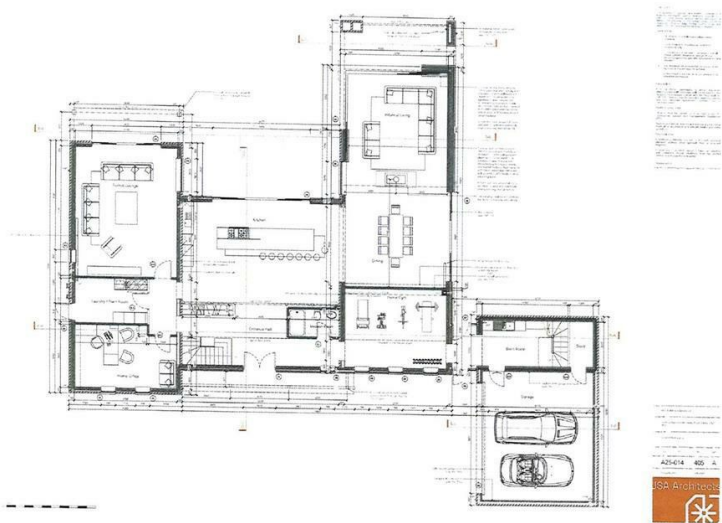
a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license,

passport, or national identity card;

b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

**REF: R13536**

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## PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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