



Residential Building Plot, Coton Road, Walton on Trent, DE12 8NL



An exceptional opportunity to acquire a generous building plot benefitting from full planning permission for a five bedroom detached dwelling with gardens benefitting from a southerly aspect and a private driveway with detached coach house and ample parking. Set at an enviable position within the village, this superb plot extends to approximately 0.7 acre (subject to an in depth survey of the site) and presents plenty of scope for the next owner to create an impressive village residence to their exacting specification.

Detailed planning permission has been obtained for a 350m²/3767ft² detached village residence with interiors including an impressive galleried reception hall, three reception rooms, open plan dining kitchen, five bedrooms and two bathrooms. Outside, the garden plot extends to a generous size around the property and the elevated position allows for rural views over surrounding countryside and towards the village church. A sweeping private drive will allow for ample parking as well as access to a detached coach house, housing two parking bays, a workshop area and studio above.

Walton on Trent is a desirable rural village home to facilities including a beautiful Church, a popular pub and restaurant and a cricket club. Also within the village is a Church of England Primary school which feeds into John Taylor High School in Barton under Needwood, both of which maintain Ofsted 'Outstanding' reputation. The local village of Barton provides further everyday amenities including a doctors' surgery, chemist, post office a range of pubs and shops, with the popular Barton Marina offering scenic walks around the lakes as well as boutique shops, a cinema and the

Waterfront pub and restaurant. For further leisure pursuits, within walking distance is the newly opened Tuckleholme Nature Reserve and the nearby Rosliston Forestry Centre offers activities including walking, cycling and activities including falconry, archery and fishing. The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield giving direct access to Birmingham and London (in 80 minutes). East Midlands and Birmingham international airports are also both within a 40 minute drive.

- Residential Building Plot
- Detailed Planning Permission
- 350m²/3767ft² Detached Dwelling
- Detached Coach House with Studio above
- Mains Services Available
- Rural Village Location with Views
- 'Outstanding' School Catchment
- Planning Reference: 9/2019/0051
- Well Placed for Commuter Routes & Amenities

