





Exciting opportunity to acquire a building plot with full planning permission for a three-bedroom bungalow, with key utility connections already in place.

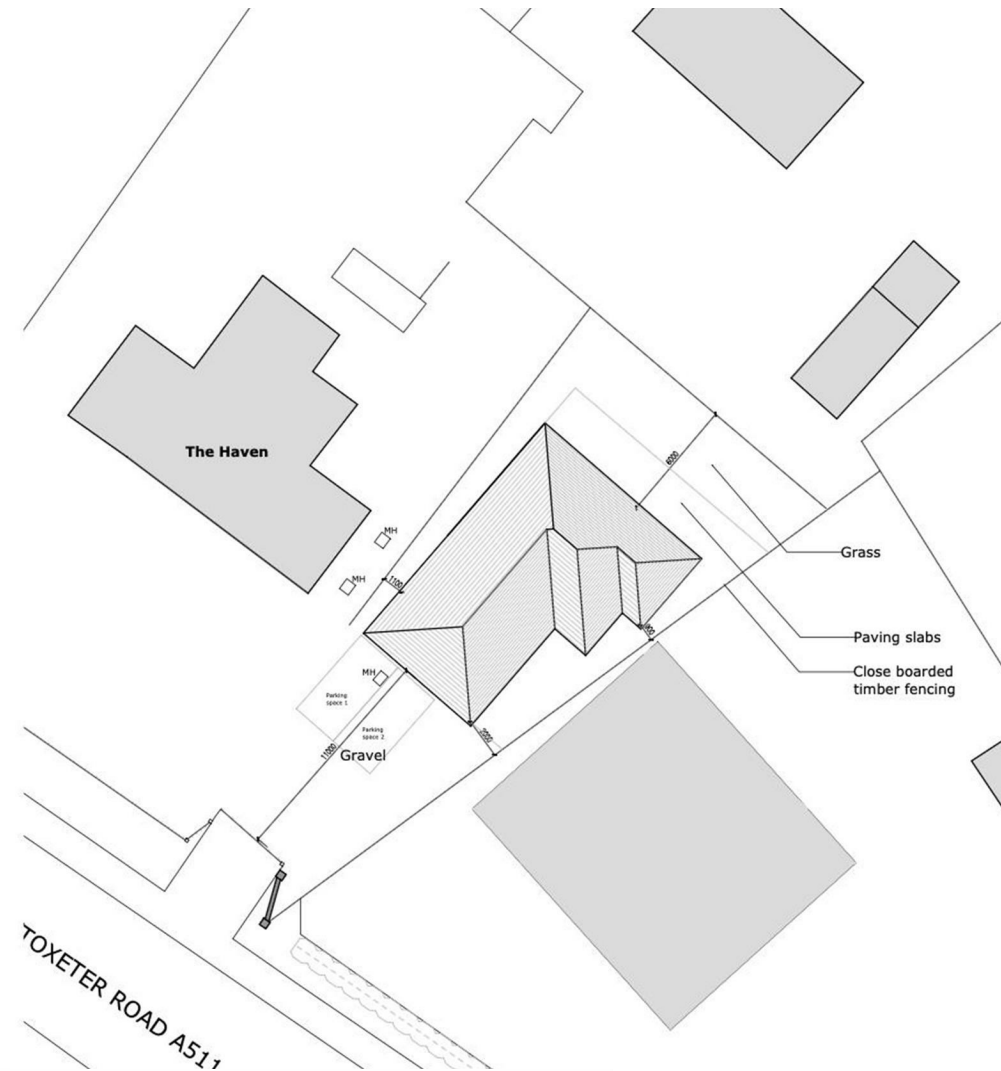
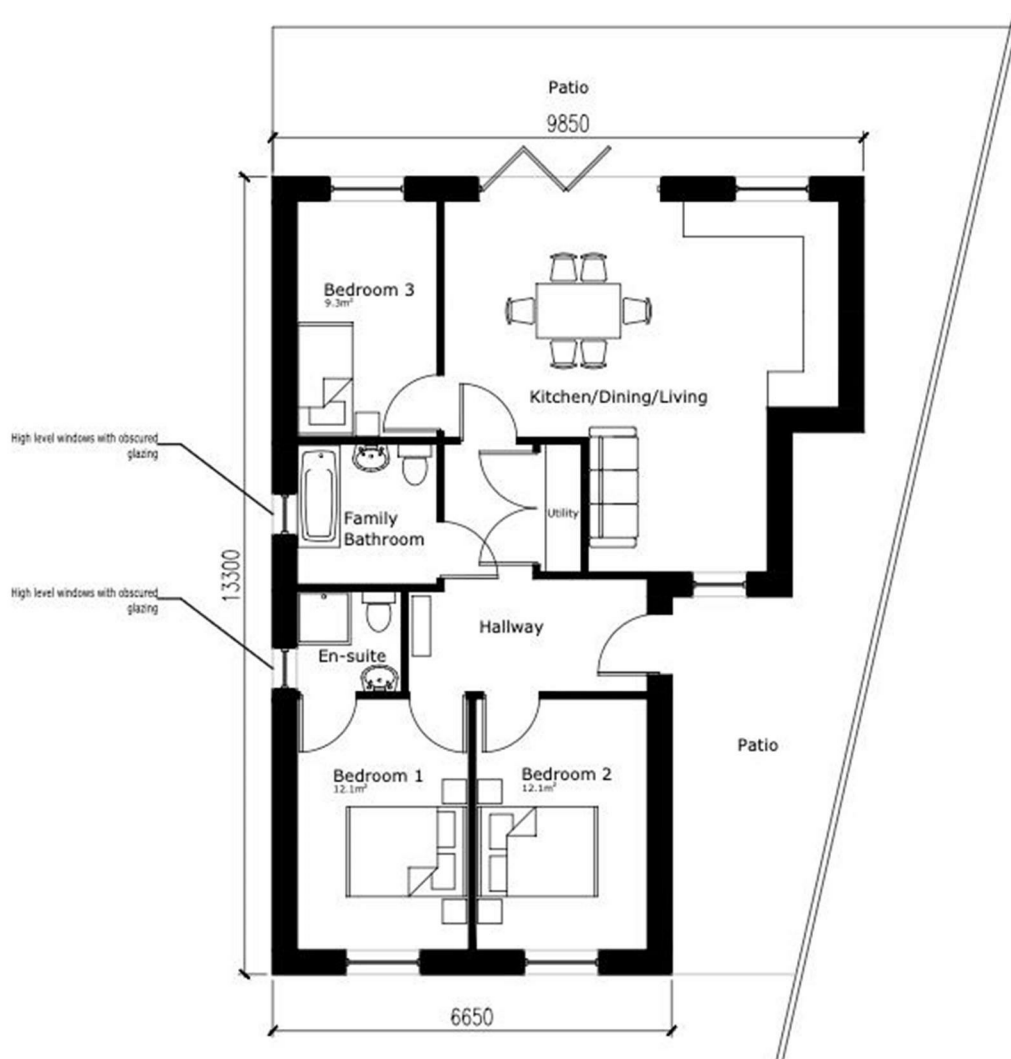
South Derbyshire Planning Ref. No.

DMPA/2026/0635

Made valid on: 11 May 2026



ABODE
SALES & LETTINGS

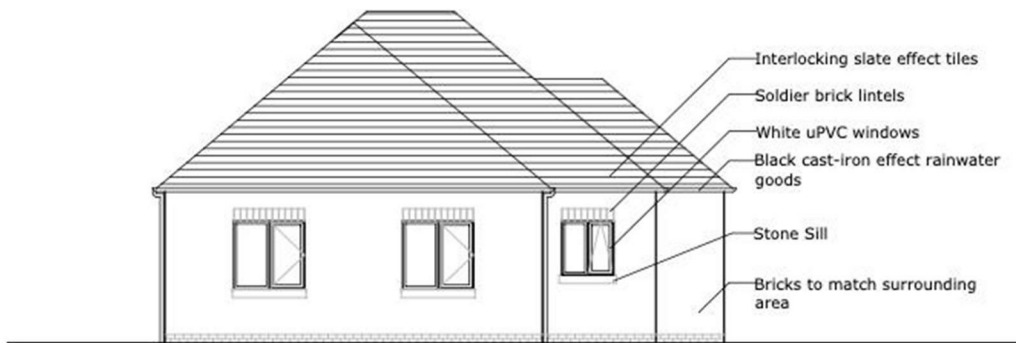


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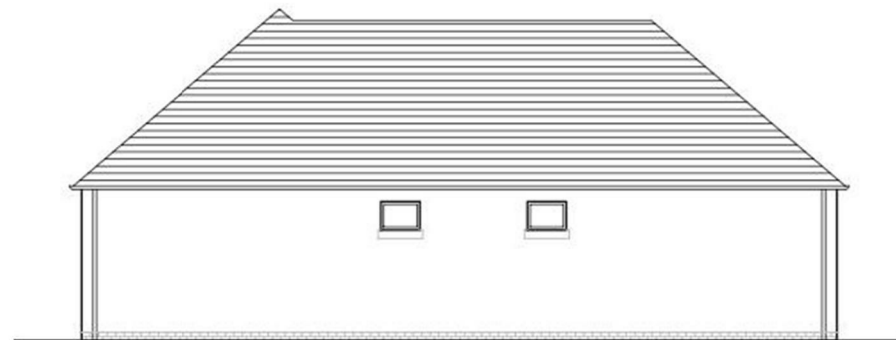
DECISION NOTICE

Description and location of proposal: Approval of reserved matters layout, scale, appearance and landscaping pursuant to outline permission ref. DMPA/2023/0896 at The Haven, Uttoxeter Road, Foston, Derbyshire, DE65 5PX

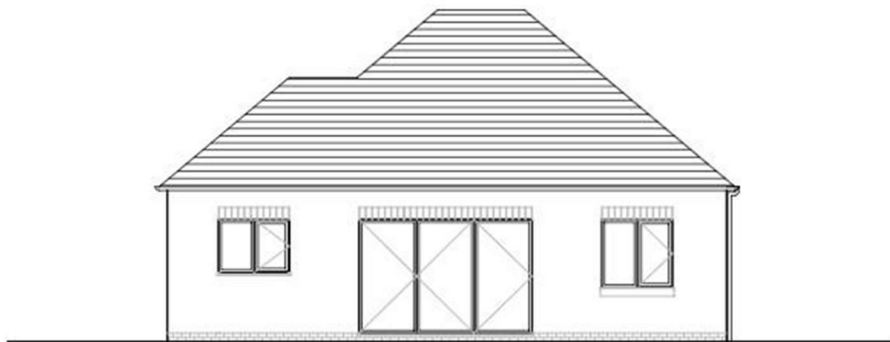
Decision made: In exercise of its powers as the Local Planning Authority under the Town and Country Planning Act 1990 and related subordinate legislation, South Derbyshire District Council hereby gives notice that permission/consent for the proposal as described above is hereby **Approved subject to the following Conditions:**



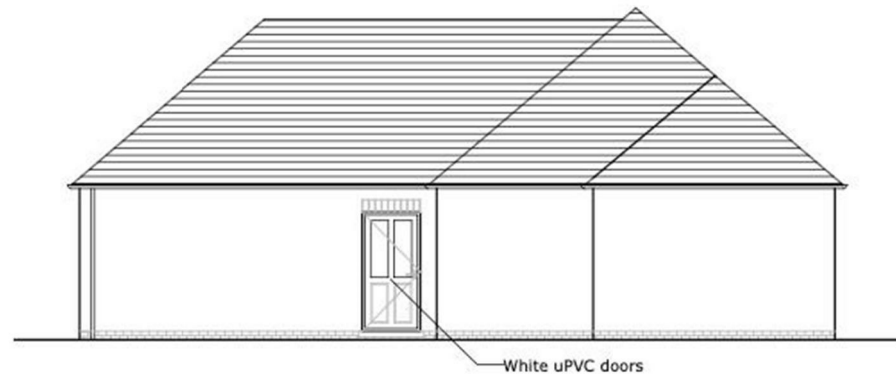
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Details

An excellent opportunity to acquire a building plot with full planning permission for a three-bedroom bungalow.

We are informed that full planning permission has been granted for the construction of a three-bedroom bungalow, providing an excellent opportunity for a purchaser to proceed with the proposed development without the need to submit a new planning application.

We are further informed that the plot benefits from nearby electricity supply connection and water connection, together with an application to connect to the existing drainage system. This should allow the successful purchaser to progress with the construction of the bungalow promptly, subject to the relevant planning requirements and service connections.

The proposed bungalow will have its own dedicated entrance. We understand that the current owners will access their property via a separate entranceway, meaning the new bungalow will have sole use of the existing dropped kerb driveway.

We are informed that the bungalow must be constructed strictly in accordance with the approved plans, with no dormer windows permitted. There is also a requirement that the bungalow is positioned no closer than 1 metre to the boundary adjoining neighbouring property to the left; 'The Haven'.

The purchaser will be responsible for clearing the site and providing the required boundary fencing. We understand that the fencing is to comprise 6ft feather-edge boards, cement boards and posts.

The combination of full planning permission, existing electricity and water connections and an application for drainage connection makes this an appealing opportunity for those looking to undertake a new-build project with a number of key elements already in place.

Prospective purchasers are advised to satisfy themselves as to the planning permission, approved plans, services and all associated conditions prior to proceeding.

The formal Decision Notice can be obtained by contacting the acting agents.

Service Connections

The plot benefits from mains electricity already installed and ready to connect, with the connection to the property included.

Mains water has also been laid to the plot boundary, with the final connection to the dwelling to be completed by the purchaser.

In addition, Severn Trent Water has approved an application for connection to the existing mains sewer.

A valuable advantage for purchasers, with key utility infrastructure already in place or approved.

Purchasers are advised to satisfy themselves, through their own enquiries and with the appropriate professional advisers, including their solicitor, that all information is accurate and that the services and connections described are available and suitable for the proposed development.

Area

Foston is a charming hamlet nestled close to the sought-after South Derbyshire village of Hatton.

Well connected and popular, Hatton offers the everyday amenities that make village life both convenient and enjoyable. Within easy walking distance are a supermarket, pharmacy with post office, café and local inn, alongside a selection of independent eateries that provide welcoming gathering places for the local community.

For commuters, Hatton railway station offers direct connections to both Derby and Burton upon Trent, while regular bus services provide further transport links. Nearby Tutbury extends the choice of amenities, with a doctor's surgery, cafés, restaurants and other local services.

Surrounded by open countryside yet within easy reach of larger towns, Hatton offers an appealing balance of rural tranquillity and accessibility—perfect for those looking to enjoy a quieter pace of life without feeling disconnected.





