



EAST ELEVATION



NORTH ELEVATION

External facing materials comprising slate roof, Wux rooflights, coursed idemstone walling to main body of dwelling, red brick to 'offshoot' finished stone on porch, colour off white, oak panel and front door, art stone lintels & sills, brick stack



SOUTH ELEVATION



WEST ELEVATION

Set in the heart of Ashwell, only a short distance from the popular market town of Oakham, is this unique building plot with FULL PLANNING PERMISSION approved for demolition of the existing bungalow a rebuild an executive detached family home. Offered for sale with NO ONWARD CHAIN, the plot extends to approximately 0.15 acres and offers a unique opportunity to secure a building plot within this popular village.

Contact Newton Fallowell Estate Agents for further information.

Full Planning Permission Approved

Full Planning Permission has been granted by Rutland County Council under REF: 2021/1266/FUL for: Demolition of existing bungalow and associated outbuildings and the provision of a replacement dwelling.

Permission has been granted on 11 March 2022 and "the development shall be begun before the expiration of three years from the date of this permission"

Planning documents can be found online through the Rutland County Council Planning website or by contacting Newton Fallowell.

Community Infrastructure Levy

We are advised that the property is liable to pay a Community Infrastructure Levy to Rutland County Council prior to commencement of the development. A purchaser is recommended to seek confirmation of this fee directly from Rutland CC and whether any relief is applicable.

Services

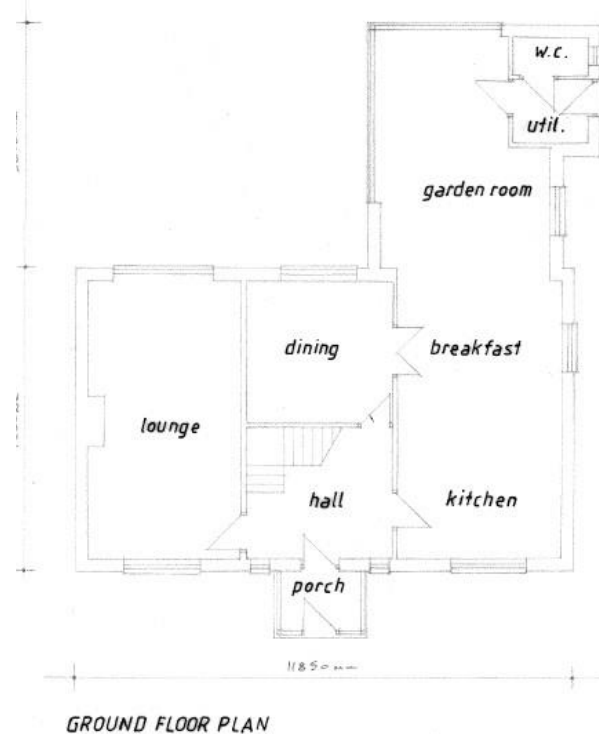
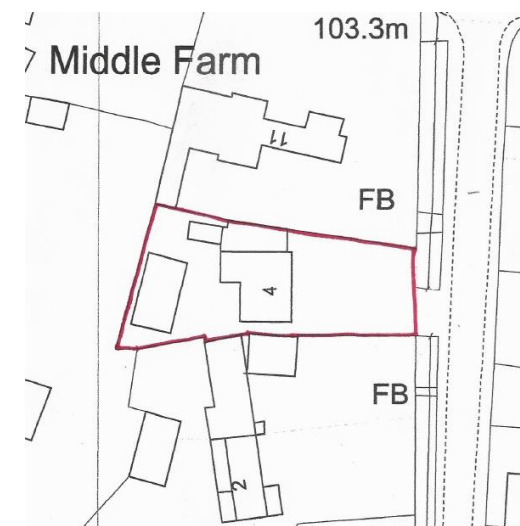
Mains Gas, Electric, Water & Drainage are believed to currently be connected to the site, however, prospective purchasers should satisfy themselves of this by making direct enquiries.

Viewings

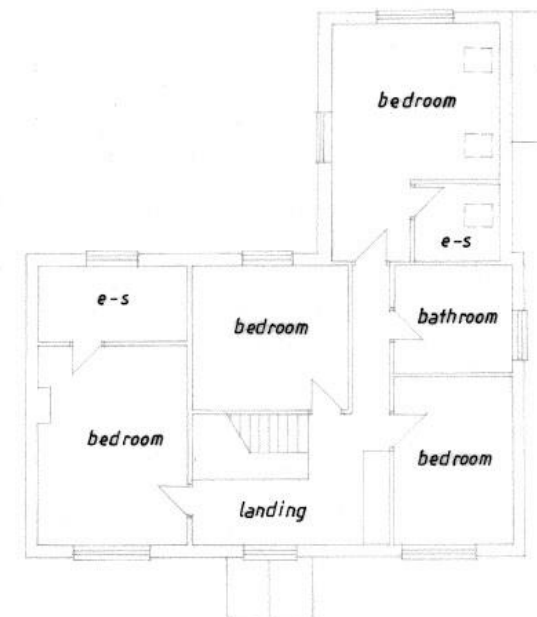
Strictly by appointment with Newton Fallowell Estate Agents. Please contact the Oakham office for further details.

Method of Sale

The property is For Sale by Private Treaty and all enquiries should be made via the Sole Selling Agents - Newton Fallowell.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

