



Development opportunity at Elms Farm, Stordon Lane, Thringstone,
Leicestershire. LE67 8US

HOWKINS &
HARRISON

Elms Farm
Stordon Lane
Thringstone
Leicestershire
LE67 8US

A development opportunity for 4 new build properties, an existing farmhouse and 2 barn conversions in a stunning location with rolling views over the Leicestershire countryside

Features

Two barn conversions (in total circa 3,105 ft²)

- Four new build properties (in total circa 7,100 ft²)
- 4 bedroom farmhouse (in total circa 2,400 ft²)
- Well connected to Midlands motorway network
- Rural location with elevated views of the surrounding countryside



Location

The property is situated in a rural location just to the north of Thringstone between the villages of Osgathorpe and Griffydham. There is easy access to major road networks with the M42 and M1 nearby.

Local services can be found in Thringstone including a primary school, public house and village store. Further services and amenities are located in the nearby towns of Ashby de la Zouch and Coalville which both have a range of high street shops, banks, confectionary store and restaurants along with primary and secondary schools.

Travel Distances

Coalville: 4 miles

Ashby de la Zouch: 5 miles

Loughborough: 10 miles

Leicester: 16.6 miles

Nottingham: 23.2 miles

East Midlands Airport: 6.4 miles



Description

The property for sale comprises of a traditional farmhouse, 2 barn conversions, and 4 new build dwellings together with a substantial area of land extending to approximately 2 acres in total. The planning permission includes 5 new builds 4 being for sale and 1 being retained by the vendor. The property to be sold is edged red on the sale plan.

The accommodation on offer is as follows:

Farmhouse (Circa 2,400 ft²)

The farmhouse has the following accommodation:

Kitchen (6.72m x 4.85m), back kitchen (4.56m x 4.3m), utility (4.95m x 3.67m), sitting room (4.95m x 3.67m), sitting room (4.95m x 4.52m) Master bedroom with en-suite (4.66m x 3.33m), bedroom 2 (4.96m x 4.34m), bedroom 3 (5.02m x 3.68m), bedroom 4 (4.15m x 3.5m) and bathroom.

Barns for conversion

Two red brick barns with full planning permission for conversion (ref: 20/00197/FUL) as follows:

Barn 1: 78.66m² (846.7 ft²)

Open plan kitchen and dining area, 2 bedrooms and bathroom

Barn 2: 209.87m² (2259ft²)

Kitchen and seating area, utility and W.C., lounge, dining room, bathroom, 5 bedrooms and 2 en-suites





Outline planning permission for 5 new dwellings

Planning permission (ref: 18/01928/OUT) as follows:

Plot 1, 2, 3 and 4: 165m² (1775ft²)

Plot 5: 200m² (2152.78ft²)

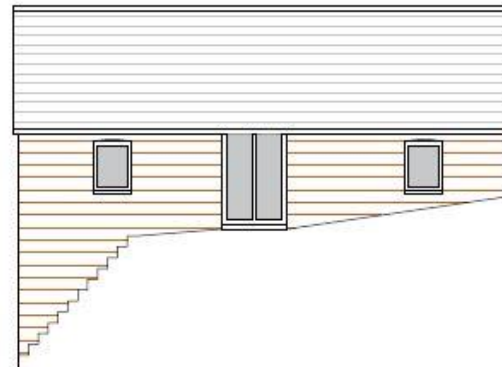
Plot 5 is to be retained by the vendor as per the pink outline on the plan

As part of the planning approval an agricultural occupancy condition has been lifted from the farmhouse and placed on plot 5.

Site Clearance and Commentary

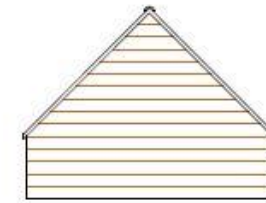
The Vendor is currently clearing the site as per the various planning permissions. All immediate agricultural buildings are to be demolished.

The applications were granted as part of a wider scheme to relocate the Vendors farmstead which is well under way.



NORTH ELEVATION

1289

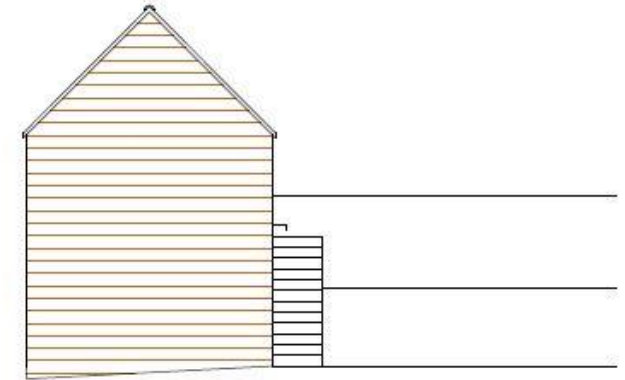


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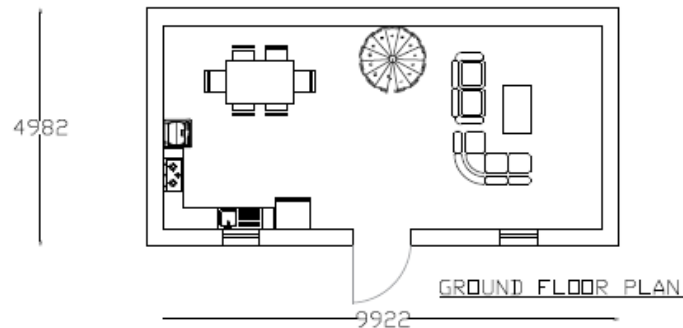
WEST ELEVATION



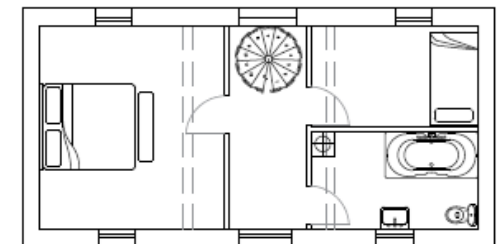
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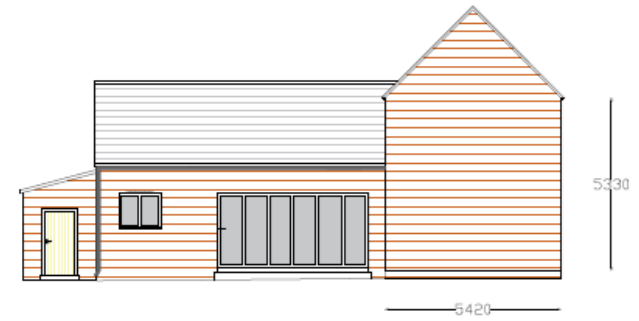
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



Strictly by prior appointment via the agents Howkins and Harrison on 01530 877977 (option 2) or anna.meynell@howkinsandharrison.co.uk

The property is connected to mains water and electricity. Purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of these services

North West Leicestershire District Council
01530 454545

The energy rating of the farmhouse is F

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). If you wish to submit an offer as a potential purchaser please be aware of this and have the information available.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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