

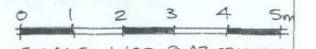


FRONT ELEVATION

PROPOSED NEW DWELLING & CARPORT
LAND AT GABLES FARM, 88, NEWBOLD ROAD,
DESFORD, LEICESTERSHIRE



REAR / SIDE ELEVATION



BUILDING PLOT THE GABLES

88 Newbold Road | Desford | Leicestershire | LE9 9GS



This site is a rare opportunity to acquire a bespoke architect designed building plot situated in the sought after Leicestershire village of Desford.

This exceptional plot offers the chance to create a stunning, contemporary residence in accordance with the permitted plans.

Location:

Desford is a sought-after village to the West of Leicester, which has good access to the main facilities of Leicester, while Desford itself has a range of local amenities.

The Plot:

The residence is designed to be eco-friendly with features such as the 'living roof'. The plot is a generous size with it being approximately 4090 sq. ft (380sqm) of accommodation on a single floor.

The accommodation is as follows

Entrance Hall leading to:

- **Dining Room/Breakfast Kitchen/Lounge**
- **Study**
- **Utility**
- **Boot Room**
- **Living Room**
- **Family Room**
- **Master bedroom with Dressing room and Ensuite**
- **Two further bedrooms with Ensuite**
- **Two further bedrooms**

Outside:

The approved plans allow for the construction of a carport and a landscaped, semi porous patio area.

Remarks and Stipulations:

Location:

What3words Location - outgrain.suitcase.alarm

Tenure and Possession:

The property is being sold freehold and with vacant possession upon completion of the purchase.

Method of Sale:

The property is being offered for sale by Private Treaty.

Services:

Water, electric and internet will be an easement over neighbouring land to the main road which will be completed upon the completion of the purchase. Drainage is anticipated to be via a private system in accordance with the planning consent. Any potential purchaser must satisfy themselves as to the exact location and adequacy of services that they may require.

Wayleaves, Easements and Rights of Way:

The site is sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned or not.

The property is accessed via the right of way highlighted blue on the accompanying plan.

Planning:

The original planning permission was after 'Demolition of former riding school barn and erection of one new dwelling'. Planning reference 17/01137/FUL dated 8th January 2018. The planning conditions were discharged on the 16th of July 2018. The foundations for the residence have been implemented by the vendor, via the footings that have been installed for the carport. All potential purchasers must satisfy themselves with the planning permission or make their own enquiries if they wish to amend the existing planning consent.

Authorities:

Local – Hinckley & Bosworth Borough Council

County – Leicestershire County Council

Water – Severn Trent Water

Money Laundering Regulations:

Prior to a sale being agreed, prospective purchasers will be required to provide identification documents. Your co-operation with this will be appreciated, as this is in order to comply with money Laundering Regulations and will assist with the smooth progression of the sale.

Plans and Particulars:

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be submitted for any errors or discrepancies.

Enquiries & Viewings:

Please contact **Richard Newey** at Brown&Co on **0116 2894719**

Offers invited in the region of:

£350,000

Sale Particulars dated April 2024

DC PLAN

DRG REF - JCM/17/NRD/002



RETAIN, PROTECT & IMITATE EXISTING BOUNDARY SCREEN
THESE ARE TO USE NATIVE SPECIES MIX HEDGE PLANTING.

RETAINED BIO-DIVERSITY & NATURAL LANDSCAPE AREA

TAKE DOWN & RECYCLE EXISTING BARN STRUCTURES

GROUND SOURCE HEAT PUMP LOCATION

EXISTING LINES OUTSIDE OF APPLICATION SITE AREA

LANDSCAPED AMENITY SPACE

OPEN CARPORT FOR THREE VEHICLES FOR OCCUPIERS USE

SADDLING AREA

PROPOSED NEW DWELLING 3 BEDROOM ECO-FRIENDLY HOUSE DESIGN

SEDUM ROOFING

ADJACENT PADDOCK LAND VIEWS TO OPEN COUNTRYSIDE

GRAVELLED SURFACE TURNING AREA - STRICTLY FOR THE PURPOSES OF TURNING FOR LARGE WHEELBASE HORSE BOX. ACCESS FOR AGRICULTURAL USES ONLY OTHERWISE.

ACCESS DRIVEWAY

VISITOR PARKING SPACES

NEW LANDSCAPE PLANTING TO PROVIDE ENHANCEMENT

RENEW RURAL FENCING TO SITE BOUNDARIES

PLOT LAYOUT 1:200

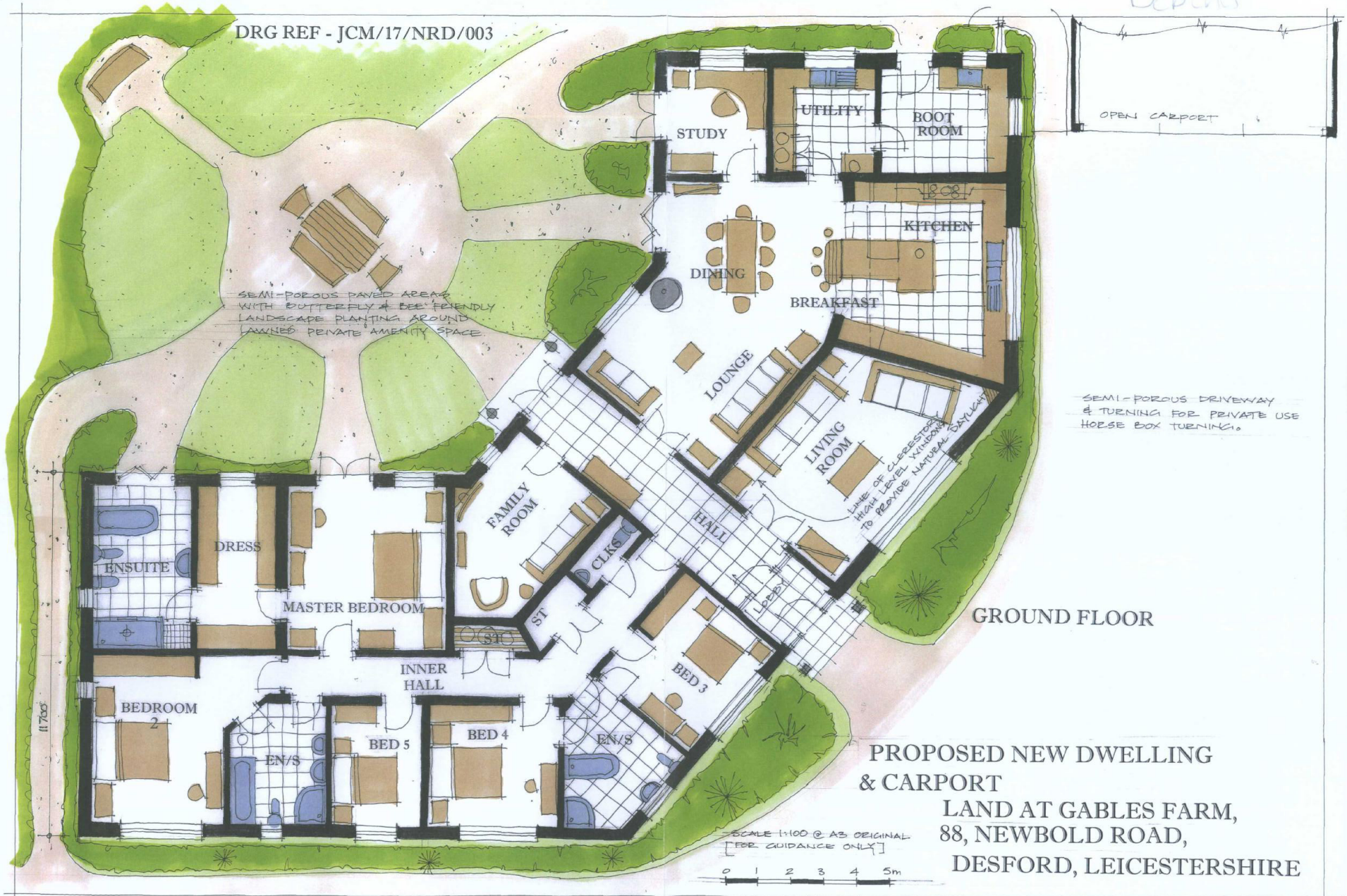
SCALE 1:200 @ A3 ORIGINAL [FOR GUIDANCE ONLY]



PROPOSED NEW DWELLING & CARPORT LAND AT GABLES FARM, 88, NEWBOLD ROAD, DESFORD, LEICESTERSHIRE

DRG REF - JCM/17/NRD/003

DEPLAN



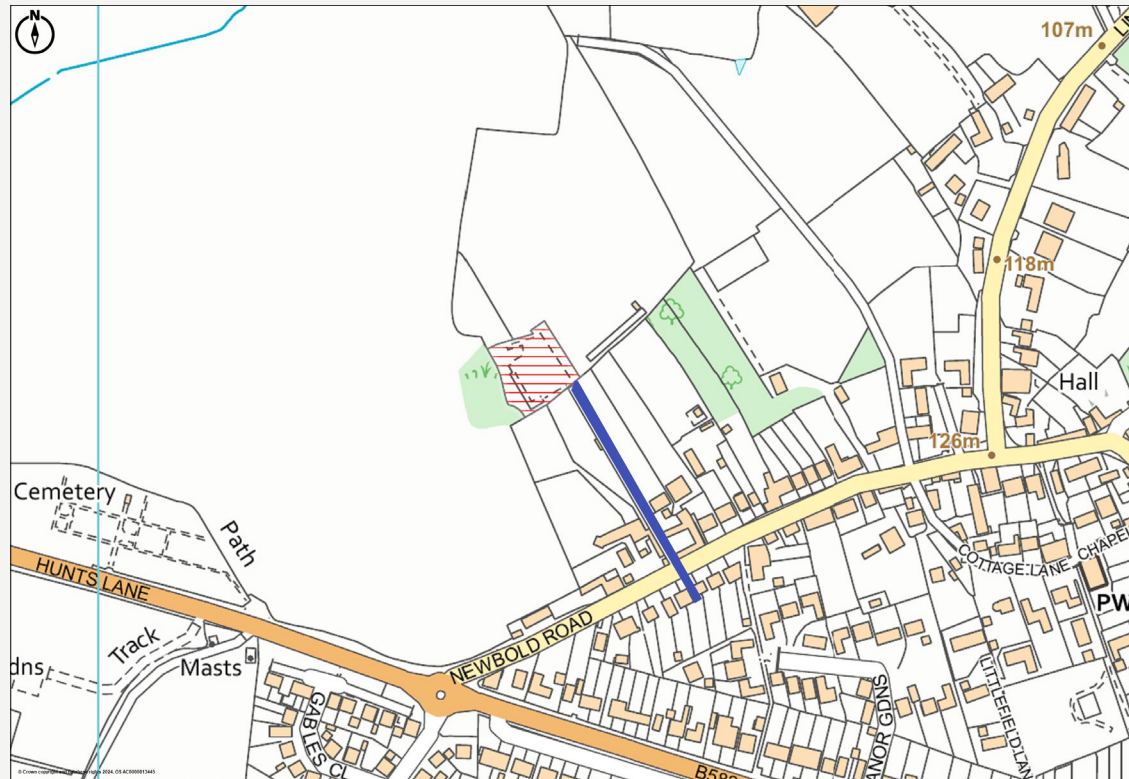
GROUND FLOOR

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 88, NEWBOLD ROAD,
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BUILDING PLOT THE GABLES

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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N & JC DESIGN LIMITED
DEVELOPMENT DESIGN CONSULTANTS
Registered address
9, Lancaster Close, Desford, Leicestershire
LE9 9HW
Registration No: 6395435
Telephone - 01455 824499

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