



**null Bedroom Land - Building Plot**  
**located on Mill Lane, Leicester**  
**Guide Price £475,000**





**\*\*Rare Investment Opportunity - Semi Rural Leicestershire Village Location - 21 Lodge circa 7 Acre Site\*\***

Up Estates are pleased to bring to the market this exciting development opportunity, which has planning permission (Hinckley & Bosworth Council Ref - 21/01390/FUL) approved for 21 lodges and a management building with associated vehicular accesses, parking, surface water balancing and landscaping. Interested parties will be required to fully familiarise themselves with the full planning permission details and conditions, as well as be able to prove their financial situation and interest. For further information - please do contact the sole agent to discuss further.

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

## Guide Price £475,000

- Development Site
- Planning Permission Approved For 21 Holiday Lodges/Static Dwellings
- Rural Leicestershire Village Location
- Investment Opportunity
- Nearby to Market Town of Hinckley, as well as other nearby Leicestershire villages
- Circa 7 Acre Site
- Viewings By Appointment Through The Sole Agent
- Hinckley & Bosworth Planning Ref - 21/01390/FUL

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





## Mill Lane, Earl Shilton, Leicester



## CONTACT

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