



Smiths  
your property experts



# Development Site

Leicester Road, Whitwick

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- Exceptional development site of approximately 0.75 of an acre
- Planning permission granted for the erection of five dwellings
- Gross floor area of approximately 5,000 square feet
- Mix of bungalows and two or three-storey houses

## General Description

Smiths Property Experts offer to the market a site with planning consent granted for residential development on the fringes of Charnwood Forest in the village of Whitwick. The site covers an area of approximately 0.75 acres and has planning permission granted for the erection of five dwellings. The proposed development will have a footprint of around 3,100 square feet, with a gross floor area of approximately 5,000 square feet. The development will comprise of a mix of single-storey bungalows and two or three-storey houses. As an agent, we feel there is strong potential to expand on the granted permissions with a further detailed application, subject to the necessary planning consents and approvals.

The site will have a private roadway from Leicester Road, and whilst a purchaser should satisfy their own enquiries in this regard, we believe that services are all readily available either in Leicester Road or already on the site. To the Easterly edge of the site is a current vehicular access and substantial brick-built detached triple garage. The building is in good and serviceable order and would be ideal for a Site Office, store, or similar use. Subject to a variation to the planning consent, the building could have value to the end development by way of residential, stores or garaging.

- Private roadway from Leicester Road
- Located on the edge of the Charnwood Forest
- Easy access to Loughborough, Leicester and Ashby-de-la-Zouch
- North West Leicestershire Council 22/01366/OUT

## The Location

The site is located on the edge of the locally revered Charnwood Forest. There is a full host of amenities in the village and there is easy access to Loughborough, Leicester and Ashby-de-la-Zouch. The site is surrounded by a mature residential area, and open countryside is just a short walk away. There is excellent access to good local schools, and it's easy to commute to Birmingham, Nottingham and London and their associated airports via the excellent road and rail networks.

## Planning Permission

Full planning can be found on the North West Leicestershire Council website under application number: 22/01366/OUT.

Please click here for planning search:

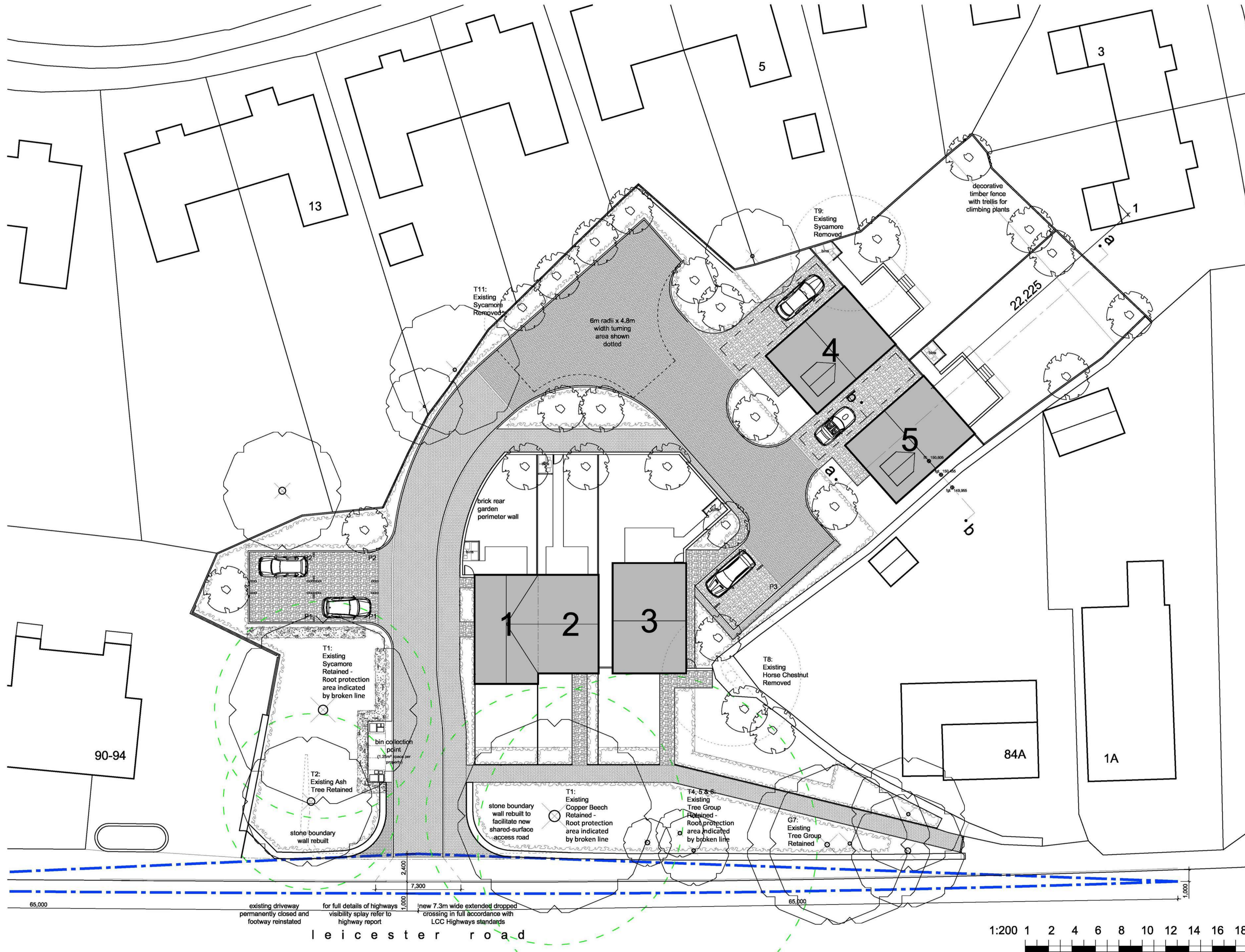
[https://www.nwleics.gov.uk/pages/view\\_planning\\_applications](https://www.nwleics.gov.uk/pages/view_planning_applications)

## Uplift

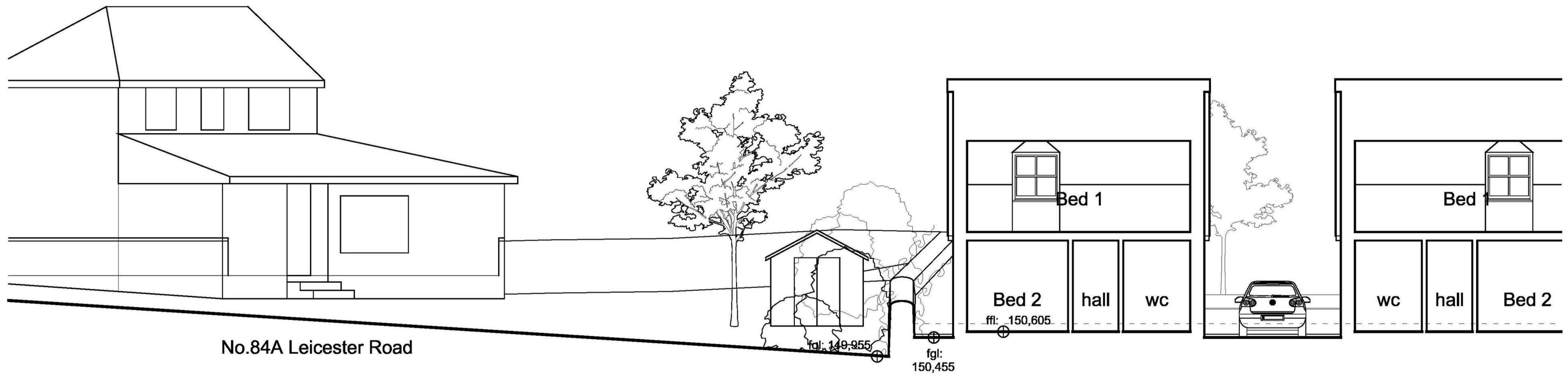
The seller reserves the right to negotiate a separate uplift clause dependant upon eventual negotiations and the sale price achieved.

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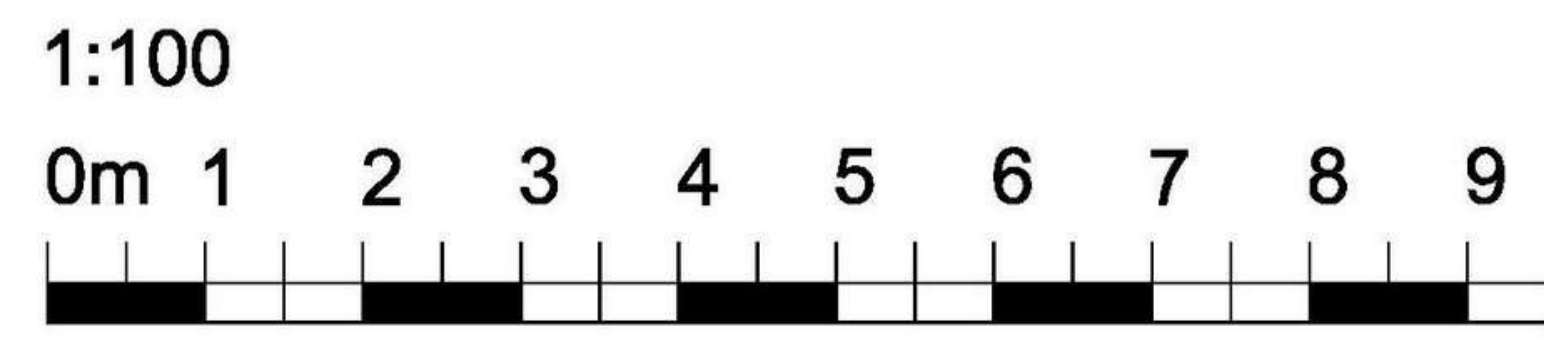




Proposed detached bungalow:  
Unit No. 5

Unit No. 4

### Sketch Section B-B











## Viewing

Viewing strictly on an appointment only basis through the sole marketing agent, Smiths Property Experts (01509) 278842.

## Important Information

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. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. 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. The current plans are subject to change. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



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