



Smiths
your property experts

Plot

Loughborough Road, Whitwick

- Building plot with full detailed planning for four detached bungalows
- GDV of approximately £1,400,000
- Leafy position on the edge of the Charnwood Forest

General Description

Smiths Property Experts offer to the market this 'oven ready' residential development site of just under 1 acre, with detailed planning consent granted for the erection of four detached bungalows with a GDV of £1,400,000 or thereabouts. There is defined vehicular access into the site, and the plots all benefit from driveways, a private garden and a wonderful 'edge of Charnwood Forest' position and location. A former plant nursery, the site is bordered by specimen plants, trees, and borders, giving the development a 'leafy feel'.

Our sellers have presented the site in an 'oven-ready' fashion having:

- All planning conditions discharged
- Full suite of Building Regulation drawings
- Engineering design and calculations, highways and sewer designs, all available to the purchaser

In our opinion, the bungalows will be worth in the region of £350,000 per plot when complete, giving an eventual GDV of £1,400,000 or thereabouts. The properties are circa 850 square feet each, designed in a modern and highly efficient manner and with two double bedrooms.

- Properties each measure circa 850 square feet
- Plots benefit from driveways and a private garden
- The site is presented in an 'oven-ready' fashion

Agents Note

There is also the opportunity to purchase the bungalow to the front of the site. The property would make an excellent renovation or modernisation project and boasts approximately 1648 square feet of accommodation over one floor, with a private driveway to the front and gardens to the rear. Priced at £330,000.

Services

It is thought that all main services are available on the main Loughborough Road bordering the site.

Planning

Full planning consent granted by North West Leicestershire Council under planning reference number: 23/01619/FUL & 24/00938/DIS.


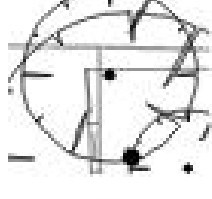
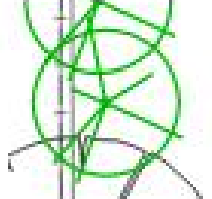
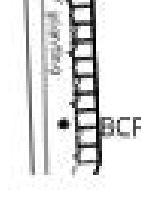
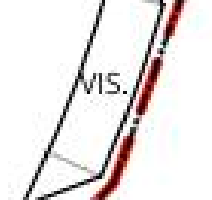
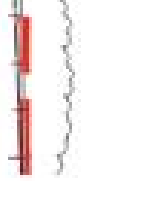
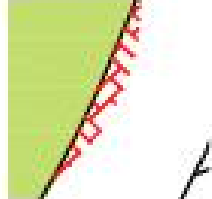

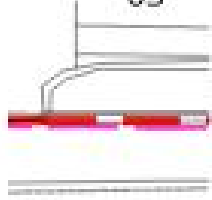
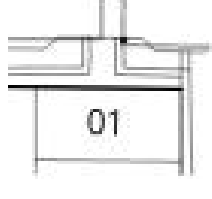
Enquire

Please register your interest with Smiths Property Experts by calling (01509) 278842.



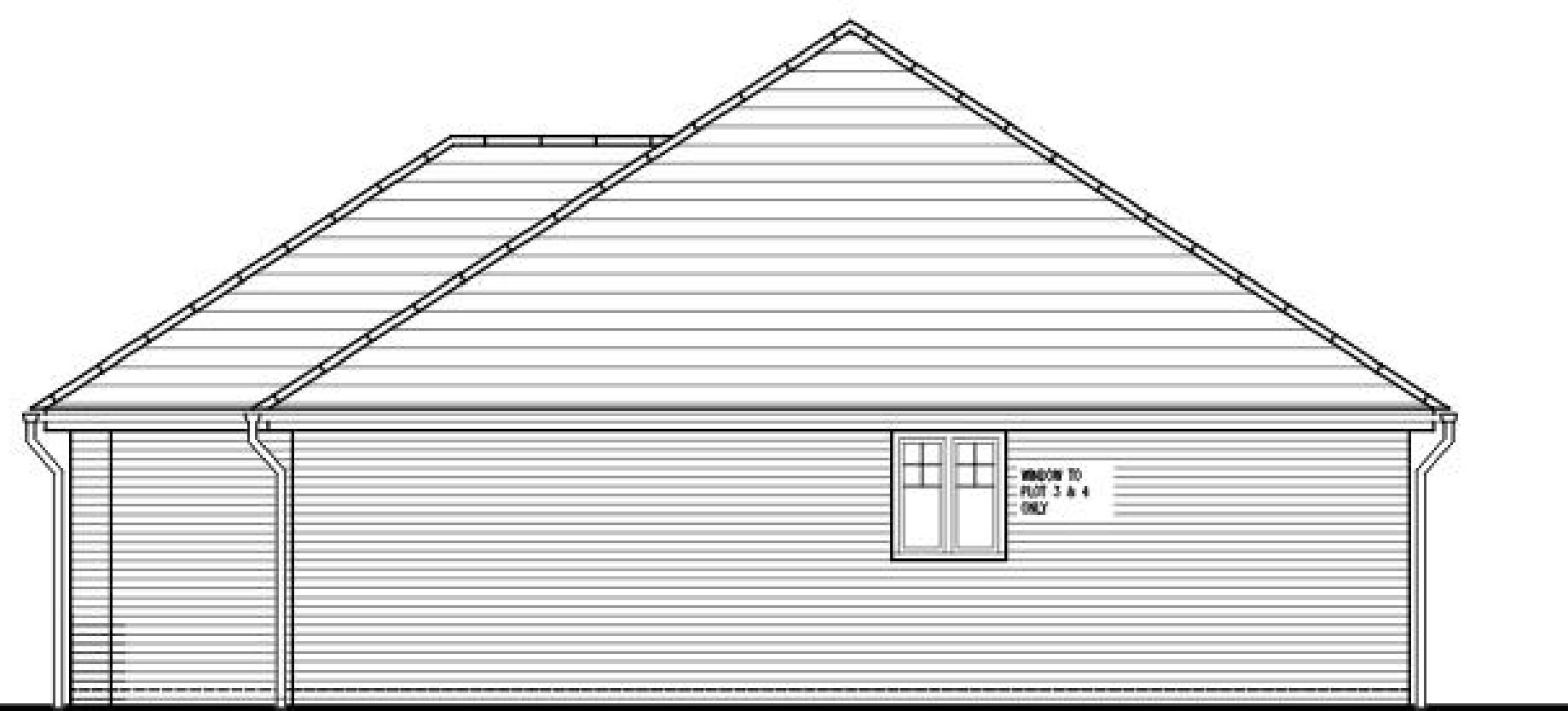
KEY

B845 2 BED BUNGALOW 845 SQ FT (GROSS) 4NO. DETACHED

-  SITE BOUNDARY
-  EXISTING LANDSCAPING
-  PROPOSED LANDSCAPING
refer to detailed soft landscaping designs
-  BIN COLLECTION POINT
-  VISITOR PARKING BAY
-  ROOT PROTECTION AREA OF EXISTING TREES/HEDGES
(AS SYMBIOSIS TREE SURVEY REPORT)
-  AREA OF HAND DIG IN ROOT PROTECTION AREA (RPA), TO
ARBORICULTURALIST RECOMMENDATIONS
-  OPTIONAL SALES EXTRA
CONCRETE BASE READY TO RECEIVE SHED/GARDEN ROOM
-  EXISTING DWARF STONE RETAINING WALL & PLANTING TO BE RETAINED
-  DWARF STONE RETAINING WALL TO BE REMOVED



FRONT ELEVATION



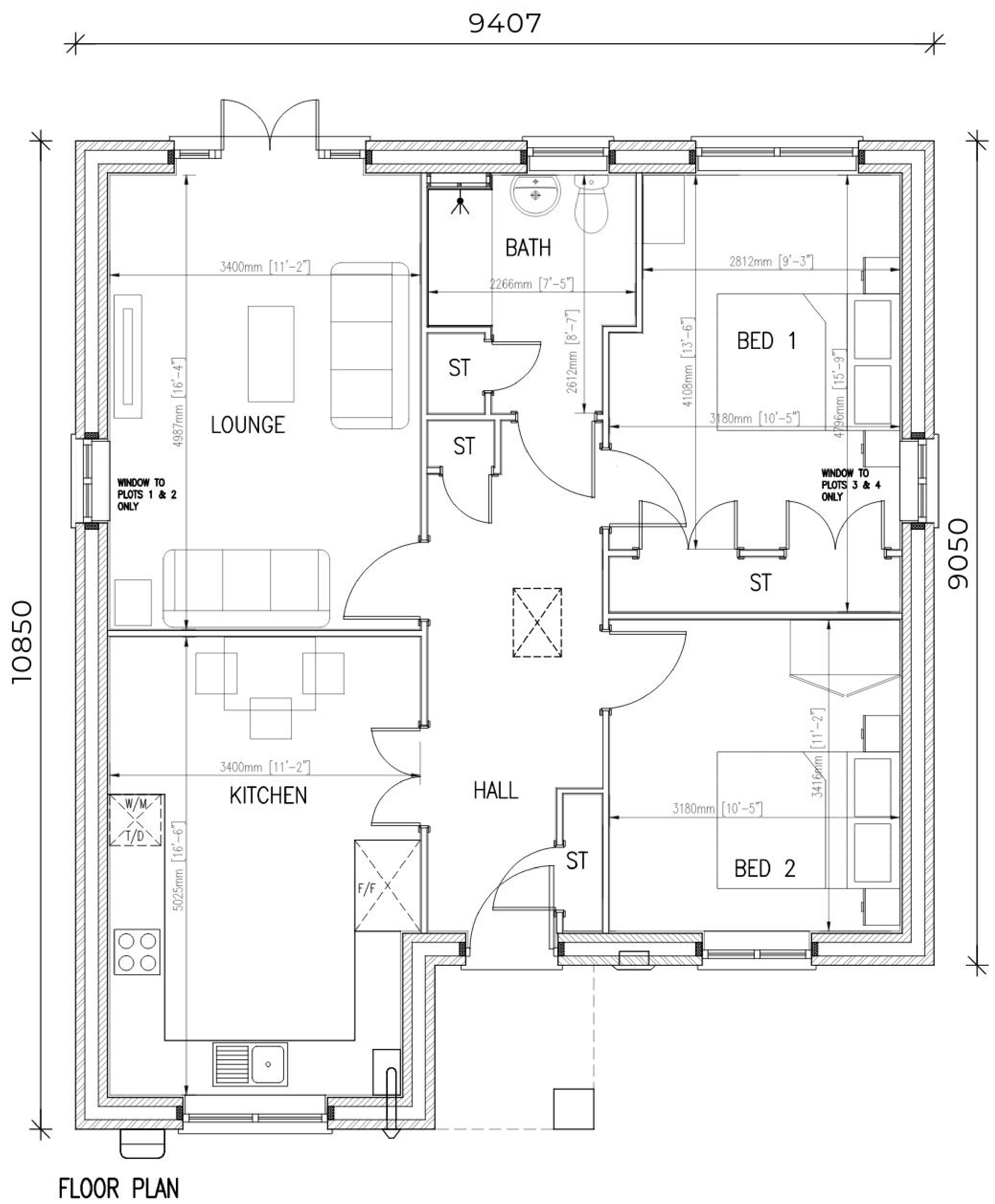
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN



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. Plans are provided for general guidance and are not to scale. The current plans are subject to change. The images are an artist's impressions only and the final properties may look slightly different. 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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