



## 168 Hermitage Road, Coalville, LE67 5EH

£425,000

An exciting opportunity to purchase a circa 0.36 acre potential development site, backing onto Hermitage Lake in Whitwick. The site has been used historically as a storage yard and is now available on the market due to the current owners retiring.

The site lends itself to residential development and in our view, would be suitable for multiple residential dwellings subject to planning permission. The site itself is primarily hardstanding currently with a detached workshop/garage. There are no services connected to the property but all mains are available in the highway immediately adjacent to the site frontage.

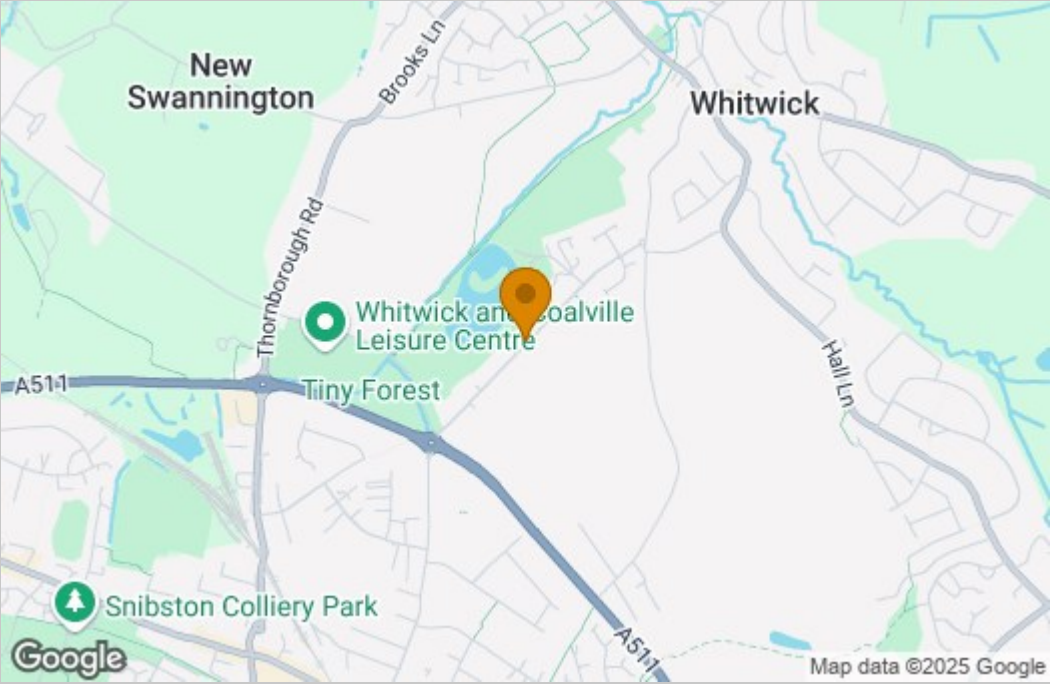
Offers will be considered on an unconditional or conditional, subject to planning basis.

Maynard Estates have an inhouse design and planning team, that would be able to assist and support with any potential planning application if required.



Floor Plan

Area Map



Energy Efficiency Graph



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