



Building Plot Adj. 80 Hollow Road, Anstey, LE7 7FS



Part of
**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

GUIDE PRICE

£140,000

- SINGLE RESIDENTIAL INFILL BUILDING PLOT
- PLANNING PERMISSION IS IN THE PROCESS OF BEING RESUBMITTED
- CONVENIENT FOR LEICESTER AND CLOSE TO BRADGATE PARK
- PREVIOUS PLANNING PERMISSION GRANTED FOR A 3/4 BEDROOM DETACHED 2.5 STOREY HOUSE
- DELIGHTFUL RESIDENTIAL STREET WITHIN THE POPULAR VILLAGE OF ANSTEY

A SINGLE RESIDENTIAL INFILL BUILDING PLOT SITUATED WITHIN A VERY POPULAR STREET IN THE VILLAGE OF ANSTEY. PLANNING PERMISSION PREVIOUSLY GRANTED BUT NOW LAPSED FOR A 3/4 BEDROOM DETACHED HOUSE. PLANNING APPROVAL HAS BEEN RESUBMITTED.

This is a rare opportunity to purchase a good sized single infill building plot within a very popular residential street in the village of Anstey, being convenient for access to Leicester and close to Bradgate Park.

The plot has a frontage of approx. 8m and an average depth of approx. 40m. Planning Permission was previously granted on 29th November 2019 Ref P/19/1964/2 for the erection of a dwelling. This planning permission has lapsed and has resubmitted. The plans which were passed provided a 3/4 bedroom detached house with accommodation set over 2.5 storeys giving a Gross Internal area of approx. 158sqm (1700sqft). Should you wish to see the original plans and permission this can be found on the Charnwood planning portal or we can forward a copy.

The adjacent house, number 80 Hollow Road, is also for sale separately by the same owner, therefore, the whole site could be purchased as one if required.

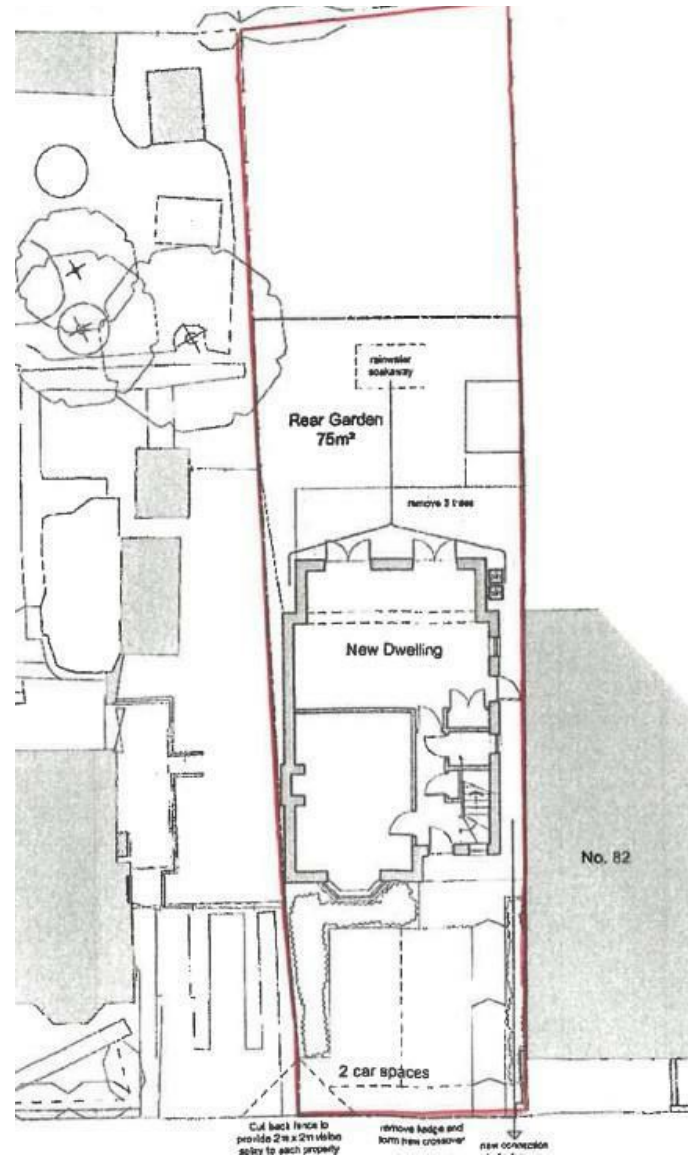
Due to the proximity of the potential dwelling the developer will need to enter into a Party Wall Agreement with number 82 Hollow Road.

Mains services are available close by, we would, however, advise purchasers to make their own investigations as to the proximity and availability of any services.

For further enquiries contact the Selling Agents Andrew Granger & Co 44-46 Forest Road Loughborough Leicestershire LE11 2PY
Contact: Mr Simon Johnson Tel: 01509 235534 Email: simon.johnson@sheldonbosleyknight.co.uk



Plan



For further information please email loughboroughsales@sheldonbosleyknight.co.uk