



Development Opportunity at Forest Road, Loughborough, LE11 3HX



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Property Description

A unique residential development opportunity comprising 5 building plots within approximately 0.67 acres (0.27ha) situated on the desirable location of Forest Road Loughborough.

The Site benefits from full planning permission for five substantial detached dwellings totalling 691m² (7437 sq ft) within the grounds of the existing house which is to be demolished as part of the planning consent.

The vendor will include the access track between 230 & 232 within the sale that could be used to access Plot 5.

A planning information pack is available from the selling agent.





Key Features

- 0.67 Acre Development Site
- Planning Permission for 5 New Dwellings
- 691m² (7437ft²) Total Floor Area
- Forest Road Location
- For more information call 01509 243720

Price Guide
£1,000,000

FURTHER INFORMATION

For further information, and to register your interest, please contact Peter Chennells BSc (Hons) MSc MRICS
Tel: 01509 243720
Email: peter.chennells@sheldonbosleyknight.co.uk

LOCATION

The site lies within a well-established residential area of Loughborough and fronts onto Forest Road, the property is within walking distance of the town centre and the University and meters away from the nearest shop. The site benefits from excellent public transport links. It is located within metres of the nearest bus stop which serves routes into Loughborough Town Centre and Loughborough Train Station with mainline rail link to London (90 mins). Additionally, Loughborough benefits from a good road network with access to the M1 (J23) and A6.

what3words: slide.fend.garden

PLANNING

The site has the benefit of full detailed planning permission (ref. P/23/2257/2) granted on 2nd July 2024 for Erection of 5 No. detached dwellings following demolition of existing dwelling. Formation of new vehicular access, alteration of an existing vehicular access and construction of access drive, proposed landscaping and associated works. The granting of permission is subject to a number of planning conditions which are identified within the Decision Notice and a copy of the permission may be obtained from the Selling Agents.

VIEWINGS

Viewings of the site must be arranged with Andrew Granger & Co in advance. Neither the Vendor nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The site is being offered for sale by Private Treaty at a Guide Price of £1,000,000.

TENURE

The House is currently let on an assured shorthold tenancy. The property will be sold with vacant possession on completion.





SERVICES

The house is understood to be connected to mains , sewerage, gas and electricity are understood to be available in Wymondham village.

The purchaser/s will be responsible for making their own enquiries about the availability of any services.

LAND REGISTRY

The site is registered freehold title absolute under part Land Registry titles LT455761, LT253317 and LT189710

The access track LT341663

WAYLEAVES, COVENANTS, EASEMENTS & RIGHTS OF WAY

The land is sold subject to any wayleaves, easements, covenants and rights of way whether disclosed or not.

PLOT 1: GIA 132m2

Ground Floor
Entrance hall
Cloakroom with W.C.
Living room
Kitchen Diner
Utility

First Floor
Landing
Main Bedroom
En suite Shower room
Bedroom 2
Bedroom 3
Bathroom

PLOT 2: GIA 134m2

Ground Floor
Entrance hall
Cloakroom with W.C.
Living room
Kitchen Diner
Utility

First Floor
Landing
Main Bedroom
En suite Shower room
Bedroom 2
Bedroom 3
Bathroom

PLOT 3: GIA 74m2 (The Bungalow)

Entrance hall
Open plan Living/Dining Kitchen
Utility
Bedroom
Bedroom
Bathroom

PLOT 4: GIA 134m2

Ground Floor
Entrance hall
Open plan Kitchen/dinning and Living room
Utility
w.c.
Sung/Bedroom 4

First Floor
Landing
Main Bedroom
En suite Shower room
Bedroom 2
Bedroom 3
Bathroom

PLOT 5: GIA 134m2

Ground Floor
Entrance hall
Cloakroom with W.C.
Open plan Kitchen/dinning and Living room
Open Plan Kitchen/Living/dinning room
Utility
Bedroom
En suite Shower room
Bedroom
En suite Shower room

First Floor
Landing
Main Bedroom
En suite Shower room and dressing room
Bedroom
Bedroom
Bathroom

PLOT 1



PLOT 2



PLOT 3



PLOT 4



Floorplan



PLOT 5



EPC Rating - E

Tenure - Freehold

Council Tax Band - F

Local Authority
Charnwood Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



For further information, please contact our Loughborough Office on 01509 243720