



PROPOSED SITE NOTES	
①	PROPOSED POST & RAIL FENCING
②	PROPOSED 1.8m CLOSE BOARD FENCING FOR FURTHER PRIVACY
③	PROPOSED HEDGE
④	PROPOSED PAVING SLABS
⑤	PROPOSED TARMAC VARD
⑥	PERMEABLE PAVING
⑦	PROPOSED GRASSED LAWN

PROPOSED	
CLIENT	MR & MRS
PROPERTY	55 STATION ROAD, KEGWORTH
PROJECT TITLE	PROPOSED BARN CONVERSION & NEW DWELLINGS
DRAWN BY	WJH
DATE	20/01/2024
PROPOSED SITE PLAN	



Station Road, Kegworth

welcome to

Station Road, Kegworth

DEVELOPMENT OPPORTUNITY PLANNING REF 23/00647/FUL

Conversion of barn to one dwelling and erection of six new dwellings with associated access, parking and landscaping following the demolition of existing buildings and barns. To arrange a site visit please call 01509 214686.

Plot One

PLOT ONE is the conversion of the barn into a three-bedroom dwelling with hallway, living room, kitchen diner, study/snug and utility/ground floor shower room.

The first floor has three bedrooms, main bedroom ensuite and bathroom.

Plot Two

Plot two is a three-bedroom, two storey end town house with Hall, ground floor wc, lounge, kitchen/diner, three bedrooms, study, ensuite and main bathroom.

Plot Three

Plot three is a three-bedroom, three storey mid-town house, with hallway, ground floor wc, living room, kitchen diner.

The first floor has two bedrooms, ensuite and bathroom and a study, and the second floor has a bedroom and ensuite.

Plot Four

Plot four is a three-storey end town house, with hallway, ground floor wc, living room, kitchen diner and utility room. The first floor has two bedrooms, an ensuite, main bathroom and a study.

The second floor has a bedroom with ensuite.

Plot Five

Plot five is a three-bedroom, two storey end town house with Hall, ground floor wc, lounge, kitchen/diner, three bedrooms, study, ensuite and main bathroom.

Plot Six

Plot six is a three-bedroom, three storey mid-town house, with hallway, ground floor wc, living room, kitchen diner.

The first floor has two bedrooms, ensuite and bathroom and a study, and the second floor has a bedroom and ensuite.

Plot Seven

Plot four is a three-storey end town house, with hallway, ground floor wc, living room, kitchen diner and utility room. The first floor has two bedrooms, an ensuite, main bathroom and a study.

The second floor has a bedroom with ensuite.

Directions

The site is located in the popular village of Hathern, which has excellent road links to the M1, M42 and East Midlands airport, as well as the nearby cities of Leicester, Derby and Nottingham.

To find the site approaching from Loughborough via the A6 and upon entering the village turn right onto Nottingham Road, right again onto Station Road where the property can be found on the left-hand side.

PLOTS 2-4 PROPOSED ELEVATIONS



welcome to Station Road, Kegworth

- DEVELOPMENT OPPORTUNITY
- ERECTION OF SIX NEW BUILDS
- CONVERSION OF BARN
- ASSOCIATED PARKING AND GARDENS
- GREAT COMMUNICATION LINKS

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£600,000



view this property online williamhbrown.co.uk/Property/LBH114693



Property Ref:
LBH114693 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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