



**Residential Development Site Muston Lane,
Easthorpe, Leicestershire, NG13 0DY**

Guide Price £1,500,000

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 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

An exciting development opportunity located in this highly regarded hamlet within close proximity of the well served village of Bottesford.

The site extends to approximately 2.4 acres (including a grass paddock to the north side of the plots) or 9,700 sq.m, with the "residential" area of the site in the region of 1.6 acres, with a generous frontage onto Muston Lane with planning approved for six dwellings including four impressive detached homes of generous proportions and two more affordable semi detached, cottage style homes, all positioned in a delightful part of the village.

The total accommodation for the six dwellings approaches 16,000sq.ft. Comprising, Plot 1 offering 3,063sq.ft., Plot 2 lying in the region of 3,340sq.ft, Plot 3 3,330sq.ft; Plots 4 and 5 offering more affordable housing with a 20% discount lying in the region of 960sq.ft. each; and Plot 6 lying in the region of 3,000sq.ft.

Overall a well thought out proposal in a highly regarded location.

Further details regarding planning can be found on Melton Borough Councils planning portal under ref:- 20/01602/NONMAT and 19/00209/REM

BOTTESFORD

The village of Bottesford is well equipped with local amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

EASTHORPE

Easthorpe is a small hamlet adjacent to and within walking distance of the village of Bottesford which is well equipped with amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

RESIDENTIAL DEVELOPMENT SITE



The site extends to approximately 1.6 acres or 6,500sq.m. with a generous frontage onto Muston Lane with planning approved for six dwellings including four impressive detached homes and two more affordable semi detached homes.



PLOT 1



PLOT 2



PLOTS 4 & 5



PLOT 3



PLOT 6



Flood assessment of an area:-
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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