





Key Features

- Development Opportunity
- Building Plot - Outline Planning Permission
- High Regarded Village Location
- OLP Granted for a Four Bedroom Detached Property
- Scope for Larger Property (STNPP)
- Elevated Position with Open Aspects
- Planning Reference - S23/1003
- NO CHAIN - Viewing advised
- EPC Rating F

£190,000





Located in the sought-after village of Kirby Underwood, this prime development opportunity presents a plot with outline planning permission for a spacious 4-bedroom detached home with a double garage (Planning Reference: S23/1003).

Currently, the site includes a detached bungalow that is not mortgageable due to its prefabricated construction and the presence of asbestos. As such, this property offers an ideal opportunity for a self-build project or complete redevelopment.



COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: X

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.