



Botany Bay, The Moorlands,
Coleorton, LE67 8GA

HOWKINS &
HARRISON

Botany Bay, The Moorlands, Coleorton, LE67 8GA

A rare and exciting opportunity to purchase a residential property with 8.72 acres and the benefit of planning permission for a 6 bedroom detached dwelling and stables, last on the market in 1939.

Distances

- Coalville 2.6miles
- Ashby de la Zouch: 3.5 miles
- Burton upon Trent: 12.6 miles
- Leicester: 15 miles
- Birmingham: 32.4 miles

Distances to Schools

- Ashby School: 3.2 miles
- Ivanhoe College: 3.6 miles
- Castle Rock School: 4.5 miles
- Dixie Grammar School: 9.8 miles
- Twycross House School: 12.5 miles





Location

Botany Bay is situated off The Moorlands in Coleorton just a stone's throw away from the market town of Ashby de La Zouch in the county of Leicestershire. The Moorlands is easily accessible from the midland motorway network with the A511 leading directly to the M42/A42 and the M1. The market town of Ashby de La Zouch is within easy reach and offers extensive services including a variety of retail shops, supermarkets, public houses, restaurants, and a leisure centre.

Access to Botany Bay is via a private driveway off The Moorlands.

Description

The property extends to approximately 8.72 acres and comprises a three bedroom two storey property with a large lawned garden and paddock land. The property has the benefit of planning permission to demolish the existing dwelling and replace it with a larger property and stables.

The existing dwelling is a two storey house with the following accommodation:

- Entrance hall leading to the lounge (3.69m x 5.88m)
- Garden room (3.84m x 2.44m).
- Bathroom with bath, shower, wc and hand basin
- Kitchen/dining area (7.57m x 3.9m).
- Stairs leading to the first floor
- Master bedroom (3.92m x 3.9m)
- Bedroom 1 (3.91m x 3.69m)
- Bedroom 3 (3.72m x 1.84m)

To the outside are a garage (5.09m x 3.67m), an outhouse and various other buildings.

There is planning permission to demolish the existing dwelling and buildings and build a large, six bedroom detached dwelling with the following accommodation:

Ground floor:

- Entrance hall
- Open plan kitchen/dining/ snug area
- Study
- Lounge
- WC and store and utility
- Dining Room

First Floor

- Master bedroom with ensuite and dressing room
- Four double bedrooms
- Family bathroom
- Large guest suite over the garage with ensuite and dressing room

The planning permission for the stable block is for six stables and a tack room

Further information on the planning permission can be found on North West Leicestershire District Council's website using application reference 21/01812/FUL.

Land

The property extends to 8.72 acres in total. The land is split into paddocks with 5.34 acres adjoining the garden of the property and a 2.57 acre field accessed via a right of way over the neighbouring field. The house and gardens are set in approximately 0.81 acres.

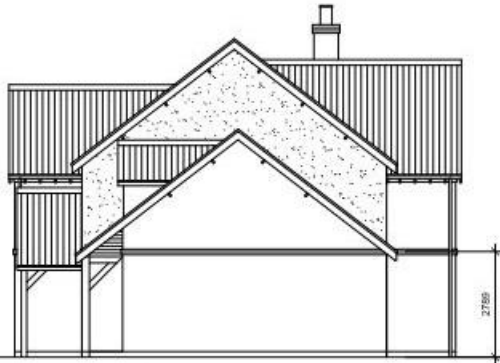




1. Proposed Front Elevation 1:100



2. Proposed Side Elevation 1:100



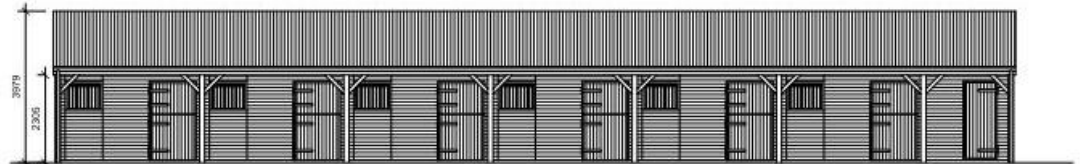
3. Proposed Side Elevation 1:100



4. Proposed Rear Elevation 1:100



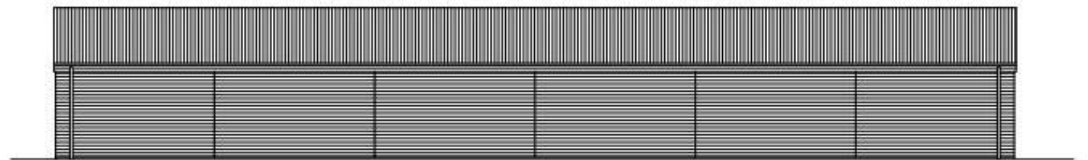
6. Stables Side Elevation 1:100



7. Stables Front Elevation 1:100



8. Stables Side Elevation 1:100



9. Stables Rear Elevation 1:100





Services

The property is connected to mains electricity, the central heating is oil fired. There is a septic tank for the existing dwelling, however it is likely a larger one will be required for the new dwelling.

Overage Clause

The property is sold with an overage clause which claws back 25% of development value uplift attributed to any change of use or planning permission (over and above existing use value – agricultural/equestrian) for a period of 30 years.

Easements, Wayleaves and Rights of Way

There is a public footpath that runs along the rear of the property. The property has the benefit of a right of way into the adjoining field to access the paddock land. The property is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of the sale, whether disclosed or not.

Planning

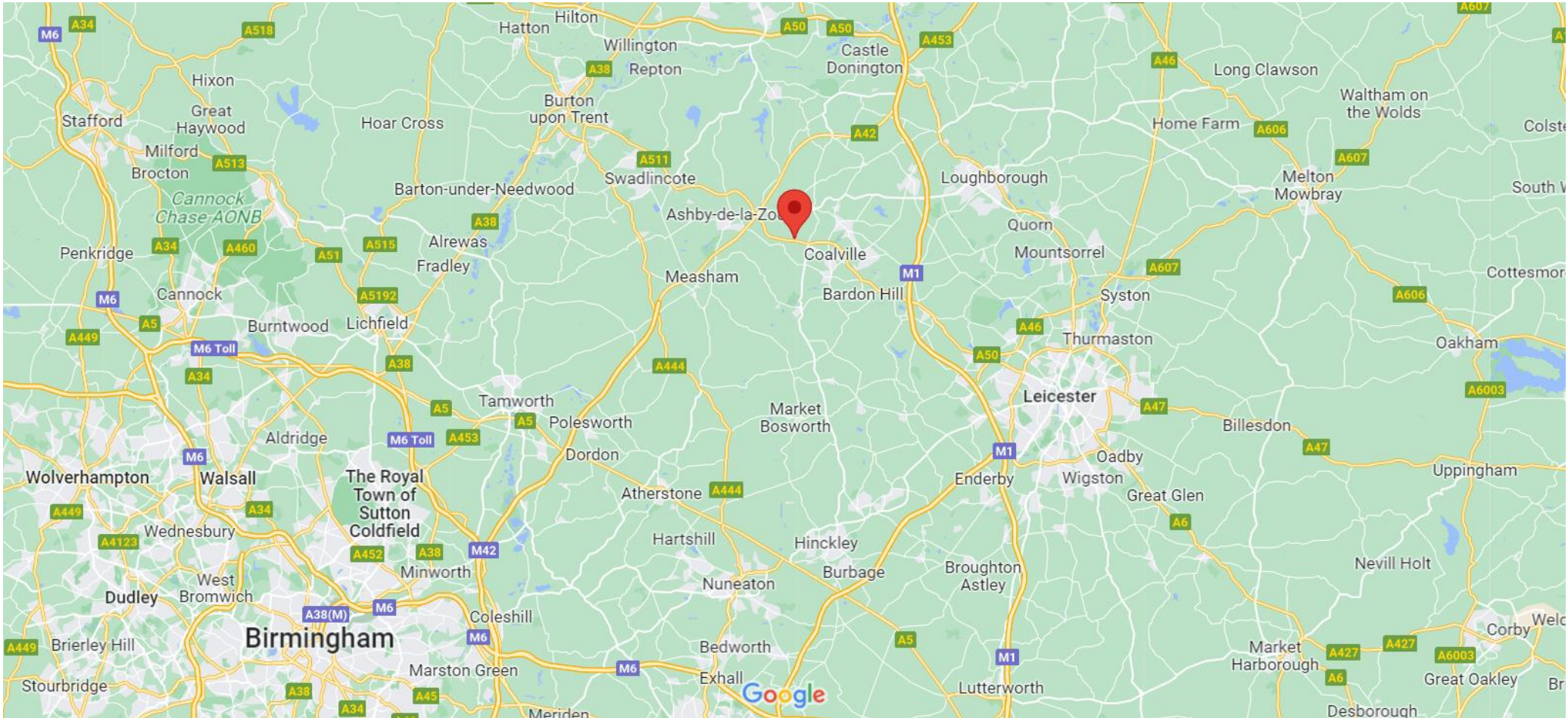
The property sits within the confines of North West Leicestershire District Council.

Tenure and Possession

The property is sold freehold with vacant possession upon completion.

Viewing Arrangements

Please contact Anna Meynell on 01530 877977 (option 2) or by email to anna.meynell@howkinsandharrison.co.uk



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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