



55 Nottingham Road, Peggs Green,
Coleorton, Leicestershire LE67 8JG

HOWKINS &
HARRISON

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An unusual opportunity to purchase a spacious detached family home in need of renovation set in 6.6 acres of pastureland and woodland.

Distances

- Coalville: 2.9 miles
- Ashby de la Zouch: 3.9 miles
- Burton upon Trent: 13.1 miles
- Leicester: 14.9 miles
- Birmingham: 32.8 miles

Distances to Schools

- Castle Rock School: 3.6 miles
- Ivanhoe College: 3.9 miles
- Ashby School: 4.5 miles
- Dixie Grammar School: 10.9
- Twycross House School: 11.7





Location

55 Nottingham Road, Peggs Green is situated within the village of Coleorton just a stones throw away from the market town of Ashby de la Zouch in the county of Leicestershire. The property is easily accessible from the midland motorway network with the A511 leading directly to the M42/A42 and the M1.

Ashby de la Zouch offers extensive services including a variety of retail shops, supermarkets, public houses, restaurants, and a leisure centre.

Access to the property is directly off the Nottingham Road.

Description

The property extends to approximately 6.6 acres and comprises of a four bedroom two storey detached property with a large lawned garden, paddock land and woodland areas. There are various outbuildings including three stables, and outside store and greenhouses. The property has the benefit of ample off road parking.

The property has the following accommodation:

Entrance porch leading to the kitchen with an aga and pantry to the rear, spacious dining room leading to the conservatory overlooking the rear garden, inner hallway linking to the living room, study, shower room, W.C and additional sitting room

On the first floor there is a large master bedroom and bedroom 2 to the front of the property, W.C, separate bathroom with bath and sink, airing cupboard and bedroom 3 and 4 overlooking the rear of the property.

Land

The property is set in 6.6 acres in total. The land is split into parcels adjoining the garden to two sides, the paddock and woodland areas extend to 6 acres.

Services

The property is connected to mains water, electricity and drainage and has oil-fired central heating.

Overage

The property is sold with an overage clause on the land (excluding the house and garden area).

The overage claws back 30% of any development uplift in value 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 down the side of the property across the garden and away across the 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.

EPC

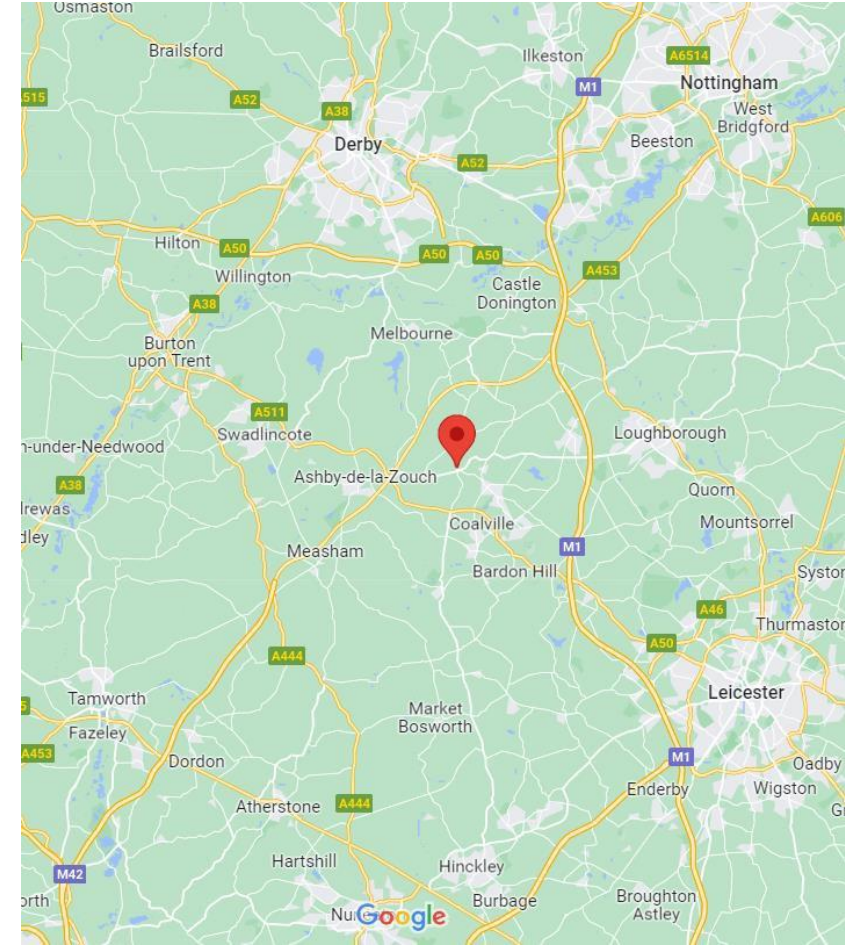
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Viewing Arrangements

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

Anti Money Laundering Information

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property please be aware of this and have the information available.



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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Howkins & Harrison

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