



Development site to the rear of 49 Chapel Street,
Oakthorpe, Derbyshire DE12 7QT

HOWKINS &
HARRISON

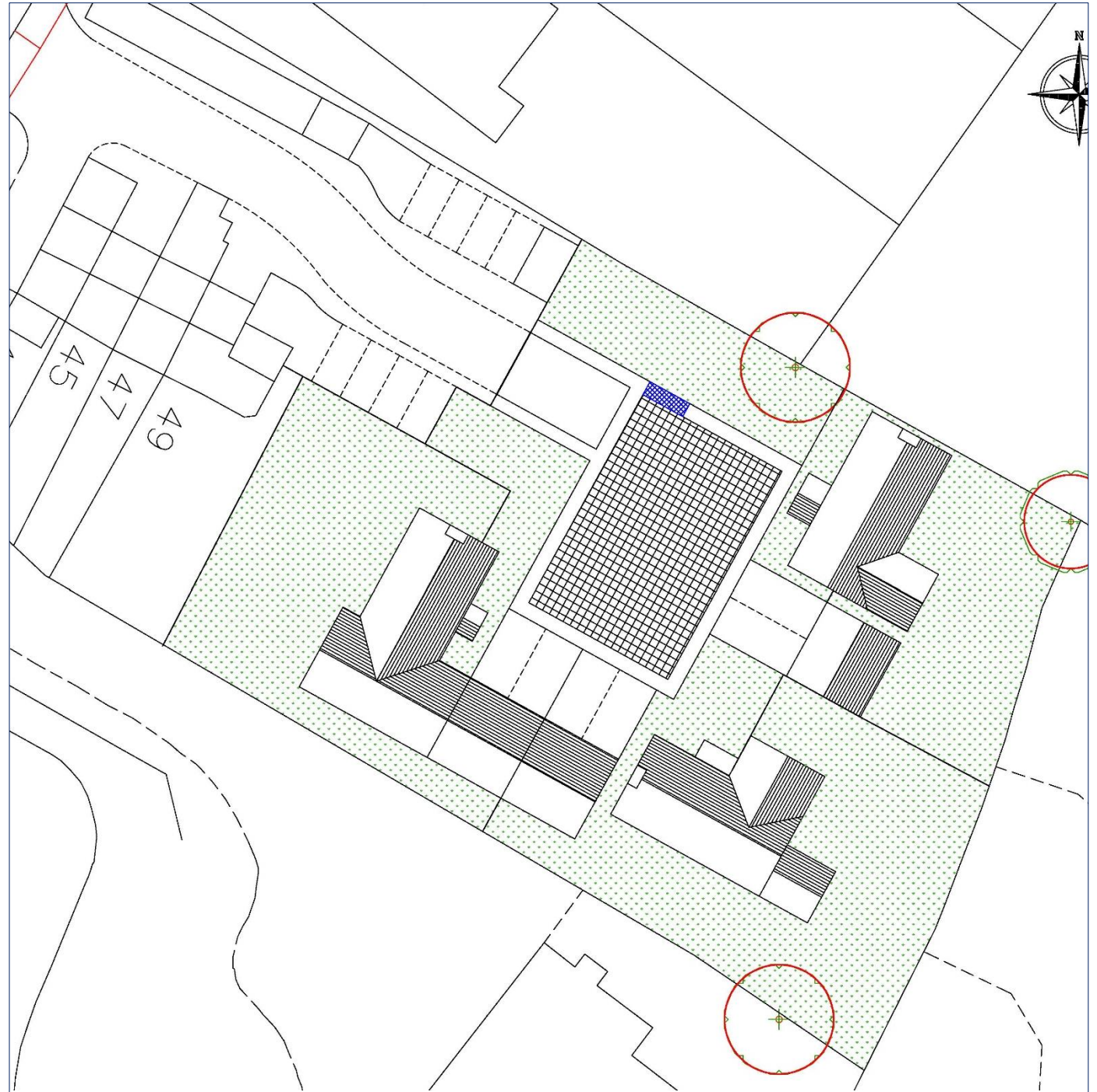
Development site to the rear of 49 Chapel Street, Oakthorpe, Derbyshire DE12 7QT

The development site to the rear of 49 Chapel Street, Oakthorpe has the benefit of outline planning permission for 3 detached dwellings with double garages.

Situated on the edge of the rural village of Oakthorpe with views over the surrounding countryside.

Distances

- Ashby de la Zouch – 4.5 miles
- Swadlincote – 5.0 miles
- Burton on Trent – 9.8 miles
- Nottingham – 27 miles
- Birmingham – 28 miles





Location

Oakthorpe is a Leicestershire village located just outside of the market town of Ashby de la Zouch in the heart of the National Forest. Within the village of Oakthorpe there is a primary school, a community leisure centre and a church. Additional services including a post office and doctors' surgery can be found in the nearby town of Measham.

Further afield in the market towns of Ashby de la Zouch and Swadlincote an extensive range of services and facilities can be found including supermarkets, restaurants, boutique clothing shops, butchers and cafes. The site is well located in regard to the Midlands motorway network with Junction 11 of the A42 just 2.7 miles away, connecting Nottingham and Birmingham and beyond.

Description

The property extends to 0.98 acres with outline planning permission for 3 detached dwellings, each dwelling having 4 bedrooms. The total gross floor area is 7,759 square feet.

Plot 1 - 3,089 sq ft 287 m²

Plot 2 - 2,378 sq ft 221 m²

Plot 3 - 2,292 sq ft 213 m²

The property is accessed via a right of way over the access from Chapel Street.

Further land is available by negotiation.

The agricultural building on site is available to purchase from the vendors.

Planning

The property is sold with the following planning permission granted by North West Leicestershire District Council:

21/00438/OUT Demolition of existing buildings and erection of up to three dwellings (Outline - details of access and layout for approval).

The proposed dwellings each have four bedrooms, spacious gardens and double garages.

Services

We understand that mains electricity and water are all available, however, purchasers should make their own enquiries about connectivity.

Viewing Arrangements

Strictly by prior appointment only please contact Anna Meynell at our Ashby office on 01530 877977 (option 4) or by email at anna.meynell@howkinsandharrison.co.uk

Local Authority

North West Leicestershire District Council.

Plan

Please note the boundary plan of the land is for identification purposes only. The vendors will have the boundaries surveyed and a Land Registry compliant plan produced upon the acceptance of an offer.

What3Words

///recap.vineyard.fallback



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 goodworking 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. p.hotographed 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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