



Development site off Bridge Street,
Packington, Leicestershire LE65 1WB

HOWKINS &
HARRISON

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A development site situated off Bridge Street, Packington with planning permission for 2 detached residential properties.

Location

The property is located off Bridge Street in the rural village of Packington in the County of Leicestershire. Packington is conveniently located within easy reach of the market town of Ashby de la Zouch and the Midlands motorway network just 2 miles away. Packington has a local convenience store, café and pub. More extensive services can be found in Ashby de la Zouch.

Approximate Distances

- Ashby: 2 miles
- Derby: 17 miles
- Birmingham: 29 miles
- Leicester: 18 miles
- Nottingham: 23 miles





Description

The property comprises of a 0.5 acres development site which has planning permission granted for 2 detached dwellings with garages. The development site has a total residential floor area of 5000ft² (465m²). The plots are situated in an attractive location next to the Gilwiskaw Brook.

The floor areas for each dwelling are as follows:

Plot 1: 1850 ft² (172m²)

Plot 2: 3150 ft² (293m²)

The proposed dwellings have the following accommodation:

Plot 1: Two storey detached house with entrance hall, open plan kitchen / dining/ sitting area, utility, W/C, study, living room. On the first floor there is a master bedroom with dressing room and ensuite, three further bedrooms and a family bathroom. The plot has the benefit of a separate garage.

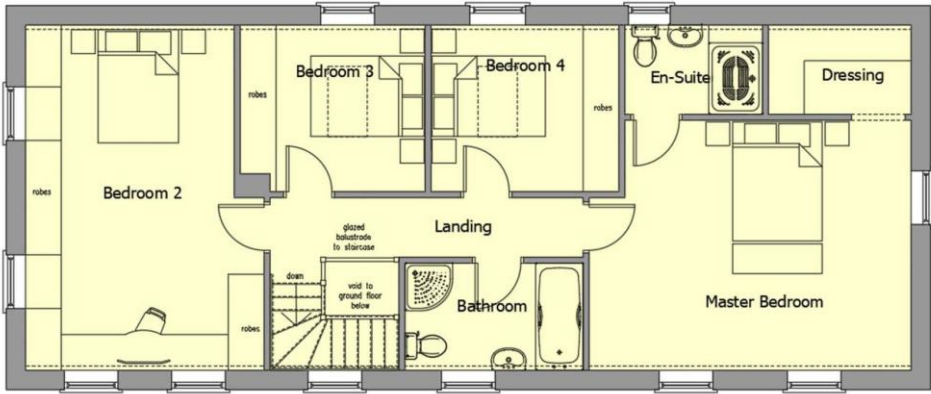
Plot 2: Two storey detached house with entrance hall, open plan kitchen/ dining / sitting area, W/C, utility, boot room, study, TV room, living room. On the first floor there is a master bedroom with dressing room and ensuite, second bedroom with ensuite, 3 further bedrooms and family bathroom. This plot has the benefit of garages and a large garden.

The development site is situated on the garden of 15 Bridge Street, part of 15 Bridge Street and the existing garages will need to be demolished by the purchaser in order to develop the site.



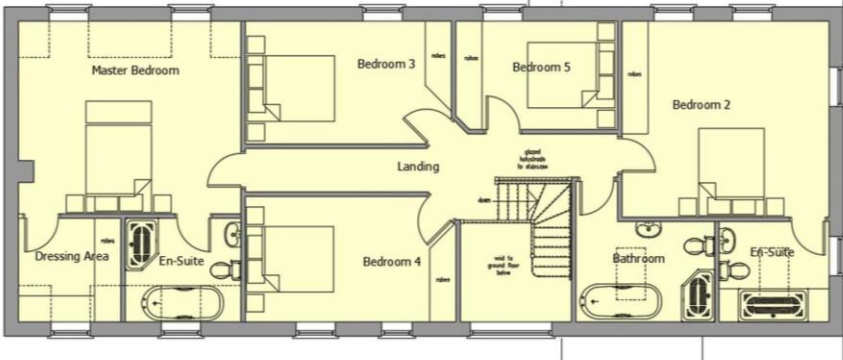
Floor Plan Plot 1

First Floor Floor Plan – Plot 1

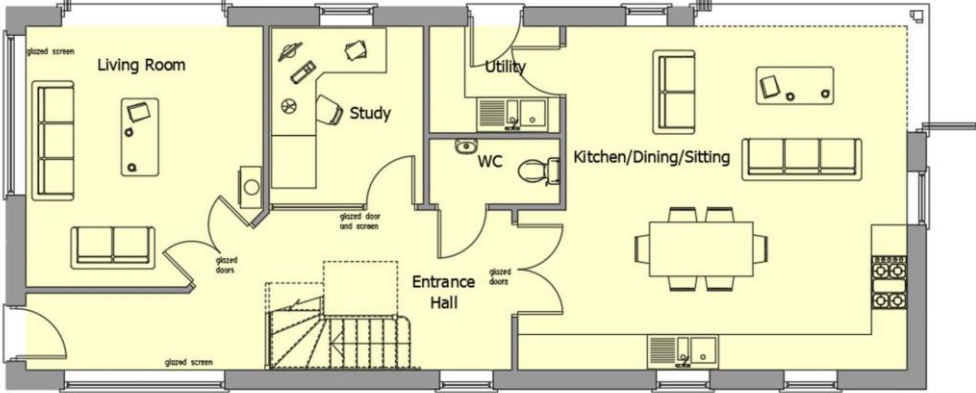


Floor Plan Plot 2

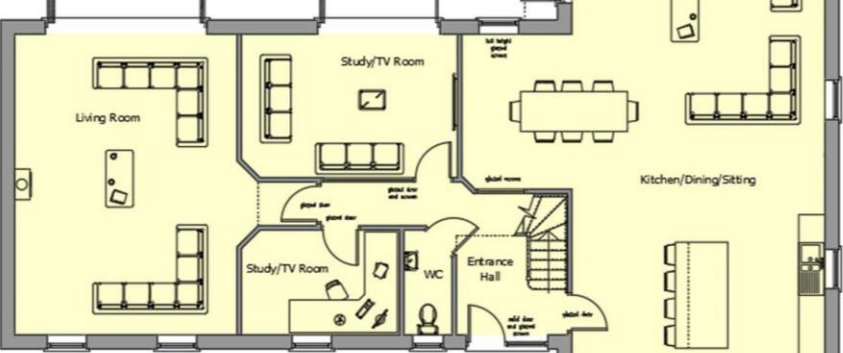
First Floor Floor Plan – Plot 2



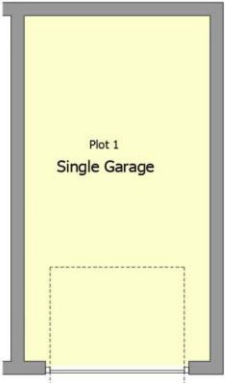
Ground Floor Floor Plan – Plot 1



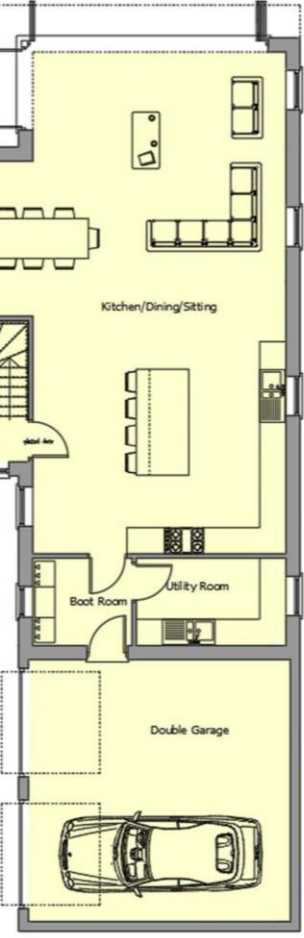
Ground Floor Floor Plan – Plot 2



Kitchen/Dining	21'6" x 19'0" max
Living Room	13'0" x 14'3"
Study	8'6" x 19'9"
Single Garage	10'6" x 19'9"
Master Bedroom	17'6" x 13'9"
Dressing Area	7'9" x 4'9"
Bedroom 2	13'0" x 19'0" max
Bedroom 3	10'0" x 9'0"
Bedroom 4	10'0" x 9'0"



Kitchen/Dining	27'3" x 37'6" max
	19'0" x 37'6" min
Living Room	18'3" x 20'0"
TV Room	16'0" x 19'6"
Study	11'9" x 7'9"
Single Garage	19'6" x 19'6"
Master Bedroom	16'6" x 14'3"
Dressing Area	7'6" x 7'9"
Bedroom 2	15'6" x 14'6" max
Bedroom 3	15'3" x 9'0"
Bedroom 4	15'9" x 9'3"
Bedroom 4	12'0" x 8'0"





Access

The access from Bridge Street will be shared between the two plots and 15 Bridge Street (shown hatched green on the plan). Once construction work has started onsite the purchaser must ensure there is off road parking available for the occupants of 15 Bridge Street.

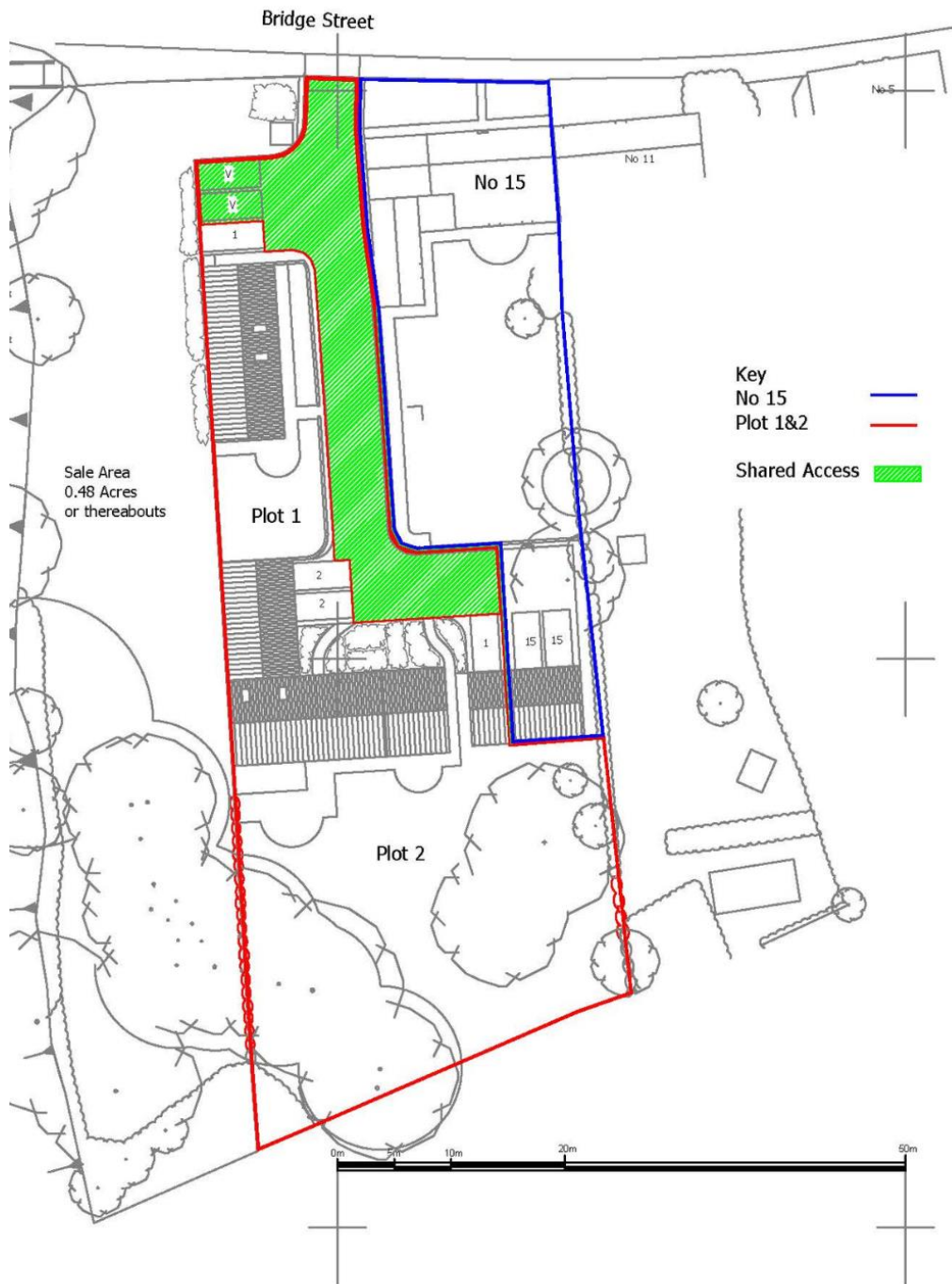
Planning permission

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

19/00225/FUL: Demolition of triple garage and part of existing dwelling, felling of trees, erection of two dwellings with associated garaging, access drive, parking space and courtyard areas and alterations to existing access at 15 Bridge Street, Packington, Ashby de la Zouch, Leicestershire.

Access – A right of way is reserved by the vendors and any future owners to allow access from Bridge Street to the retained land, garage for 15 Bridge Street and to the garden for 11 Bridge Street, this right of way is shown green on the plan of the site.

Planning- An application was granted in June 2023 to vary condition 2 on the above planning permission to alter the siting of the garage serving plot 1 and 15 Bridge Street. Further information on this application can be found on North West Leicestershire District Council website using reference 23/00468/VCU.



Services

Services are connected to 15 Bridge Street and it is believed that mains water and electricity are available in the road. Purchasers are advised to make their own enquiries as to connectivity.

Viewing

By appointment only, please contact Anna Meynell at the Ashby Office.
anna.meynell@howkinsandharrison.co.uk

Wayleaves, easements and rights of way

The property is sold subject to a right of way reserved by the vendors or any future owners over the land hatched green on the plan.

Anti-Money Laundering Regulations

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

VAT

Not applicable

Method of Sale

Private treaty



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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