



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

HOWKINS &
HARRISON

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

An attractive development site situated off Bridge Street, Packington comprising of a large semi-detached house along with land benefitting from planning permission for 2 detached residential properties in a sought after village location.

Features

- Development Opportunity
- House and Land with Planning Consent for 2 dwellings
- Sought after Village Location
- Close to excellent amenities and road links

Location

The property benefits from an attractive and sought after position in a central village location, in the rural village of Packington in the County of Leicester. 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

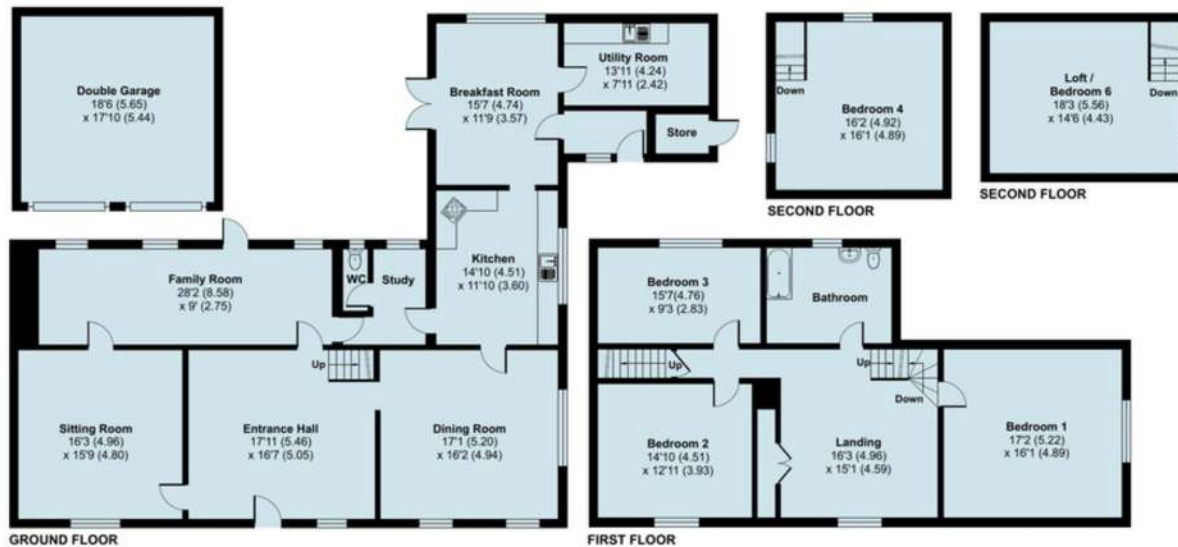
The property extends to a 1.15 -acre site comprising of a substantial semi-detached existing house along with land to the rear which has the benefit of planning permission granted for 2 further detached dwellings and garages. The site is situated in an attractive location next to the Gilwiskaw Brook.



15 Bridge Street:

An attractive large semi-detached three storey dwelling (incl. attic) constructed of rendered brick under a pitched tiled roof, with garaging and off-road car parking in a central village location. The property would make an attractive refurbishment project to provide a family home benefitting from a sought-after spot with close proximity to schools, major transport network links and local amenities.

The property is set over three storeys and extends to approximately 3689 sqft (including garage and store), as shown on the floorplan.



In respect of the development plots, 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 and garden. Proposed floor area 1850 ft² (172m²).

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. Proposed floor area 3150 ft² (293m²).

PROPOSED PLAN





CGI IMAGES



DEVELOPMENT PLAN



SALE PLAN



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. Granted in April 2022. The application does include Section 106 obligations, regarding a River Mease contribution payment.

23/00468/VCU: 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 in respect of the above-mentioned planning applications can be found on North West Leicestershire District Council website.

Confirmation has been sought from NWDC that a material start to the development has been lawfully implemented before 8th April 2025

Access

Access into the site is directly from Bridge Street which is a publicly adopted road. The existing access will be shared to service all 3 properties.

Flood Zone

The land on the western boundary immediately adjacent to the Gilwiskaw Brook is situated in a Flood Zone 3 area.

Floor Plan Plot 1

First Floor Floor Plan – Plot 1



Ground Floor Floor Plan – Plot 1



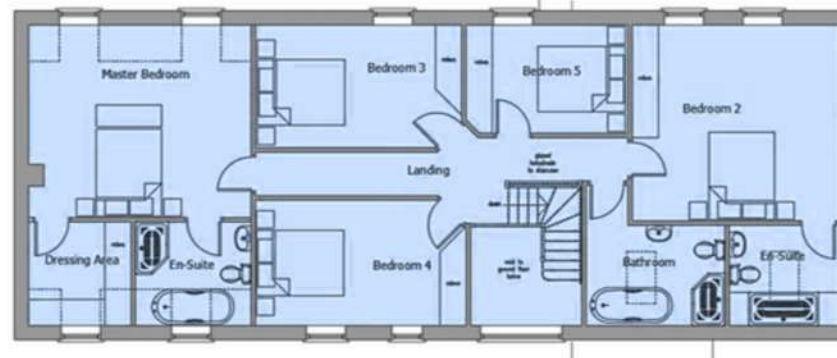
Kitchen/Dining 21'6" x 19'0" max
 Living Room 13'0" x 14'3"
 Study 8'6" x 19'9"
 Single Garage 10'6" x 19'9"

Master Bedroom 17'6" x 13'9" 7'9" x
 Dressing Area 4'9" 13'0" x 19'0"
 Bedroom 2 max 10'0" x 9'0"
 Bedroom 3 10'0" x 9'0"
 Bedroom 4

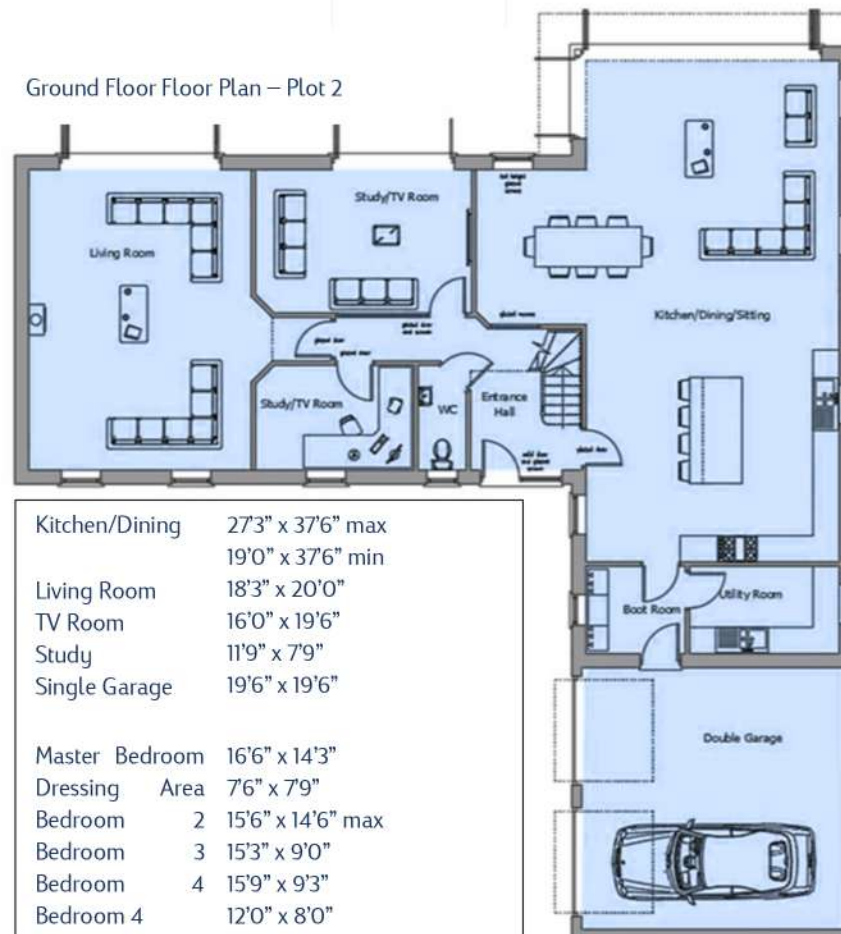


Floor Plan Plot 2

First Floor Floor Plan – Plot 2



Ground Floor Floor Plan – Plot 2



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"

CURRENT STREET VIEW



PROPOSED STREET VIEW



Services

15 Bridge Street benefits from mains electricity, mains water, mains drainage and gas central heating. Purchasers are advised to make their own enquiries as to the capacity and connectivity in respect of the development plots.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the Vendor or their Agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposes only and is not to scale.

Viewing

By appointment only, please contact Amy Simes or Peter Bennett at the Ashby Office - Amy.simes@howkinsandharrison.co.uk / Peter.bennett@howkinsandharrison.co.uk

Wayleaves, Easements and Rights of Way

The property is sold subject to all existing wayleaves, easements and rights of way.

Anti-Money Laundering Regulations

Under the money laundering directive (SI2017/692) 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

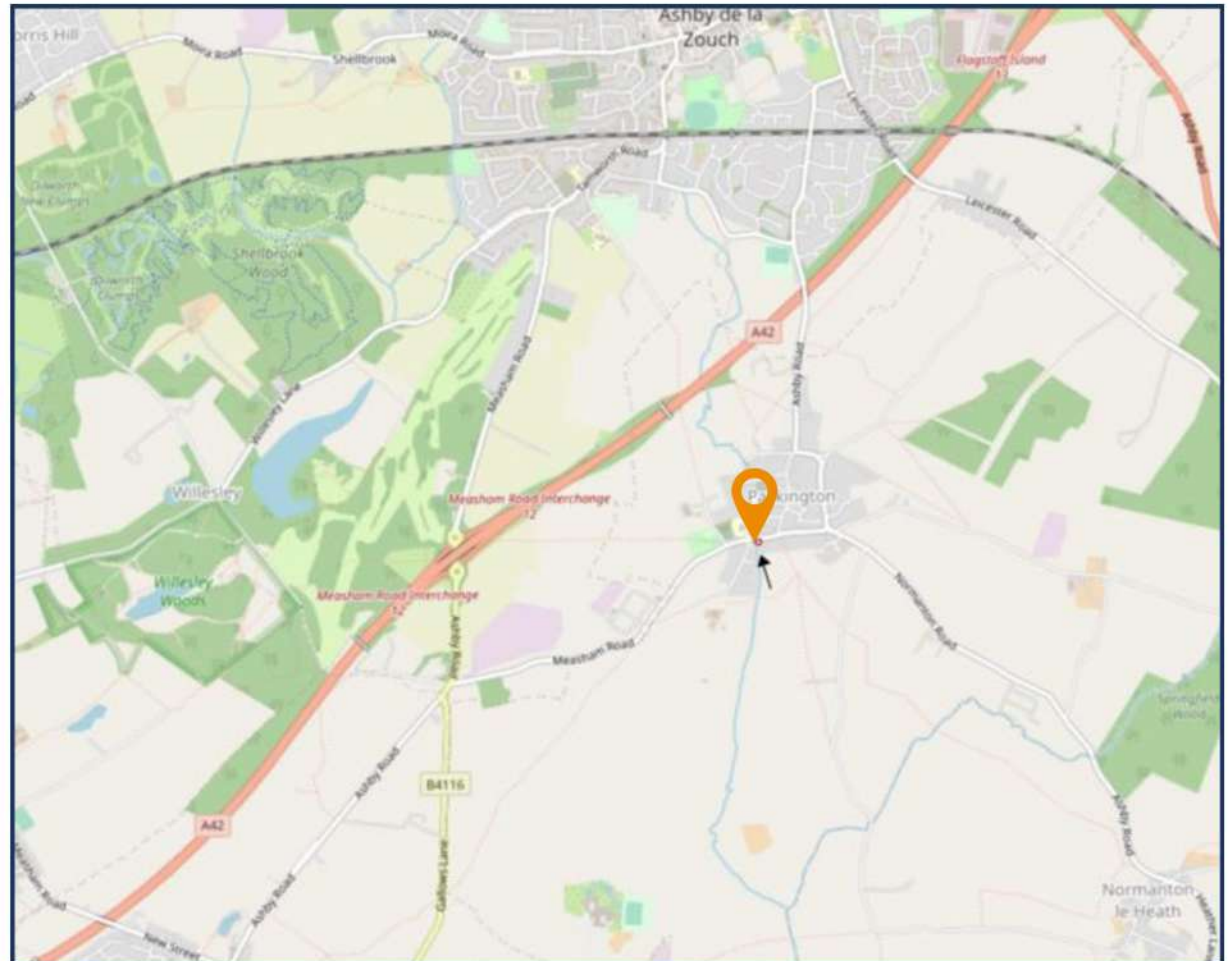
Not applicable

Method of Sale

The site is offered for sale via Private Treaty.

Photographs

The photographs were taken during 2022 and 2025.



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.

CONTACT US



Howkins & Harrison, 58 Market Street,
Ashby de la Zouch, LE65 1AN

Telephone 01530 877977

Email ashrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk

Facebook HowkinsandHarrison
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials. We are working on ways to move all of our products to recyclable solutions.