



Plot 1, The Croft, 67 Church Street, Donisthorpe, DE12 7PX

HOWKINS &  
HARRISON

Plot 1, The Croft,  
67 Church Street, Donisthorpe,  
Derbyshire, DE12 7PX

Asking Price: £225,000

A unique individual building plot set within the gardens and grounds of a substantial detached family home. Located in the heart of the National Forest in the centre of the popular village of Donisthorpe.

Offering a unique opportunity to acquire a mature site with established trees and full planning permission for a four bedroom detached property with double garage.

Set within an ideal position close to excellent road commuter links and village amenities.

#### Features

- A unique individual building plot
- Village setting, close to excellent road networks
- Full planning permission granted
- Plans available for four bedroom detached home
- Approximately 1900sq ft plus garaging
- Development commenced- planning in perpetuity



## Location

Donisthorpe village is located approximately three miles south west of Ashby de la Zouch, located in the county of North West Leicestershire. Donisthorpe has a public house, a village shop and is served by a local primary school and is within catchment for Ivanhoe College and Ashby School. The village was home to Donisthorpe colliery, where the pit closed in 1990. The colliery site has since become part of the Donisthorpe Woodland Park with land acquired from British Coal forming part of the National Forest with the woodland parks connecting to the Wolds Heritage Trail, Moira Furnace, and canal and the National Forest Visitors Centre at Moira.

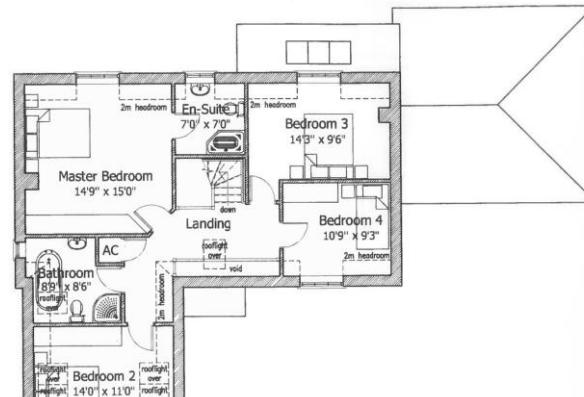


Street Scene/Section of Plot 1 and No. 67

4 Metres  
6

Conkers Discovery Centre and Conkers Waterside Centre are both within walking distance whilst Hicks Lodge, a great place to walk or cycle is just a short travel distance away.

More comprehensive facilities are available in the nearby towns of Swadlincote and Ashby de la Zouch, both just a short commute away.



Proposed Indicative Ground Floor Plan - Plot 1



## Proposed Accommodation

To the ground floor, entrance hall with separate WC off, sitting room with potential by-fold doors overlooking the gardens. Study, TV room/snug and a generous 24.5ft living dining kitchen with utility room off.

## First Floor

Currently the proposed first floor will incorporate a master bedroom with en-suite, three further bedrooms and a family bathroom.

## Outside

Accessed via a separate gated access which leads onto the private drive and turning apron. There are maturing gardens to the side and rear elevations.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Planning Permission

Details of the full planning permission can be viewed via North West Leicestershire District Council's planning portal website under the Application reference 25/00859/CLP

We have site of the certificate of existing lawful development to confirm implementation of planning permission 23/01640/VCU before 23 June 2025.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

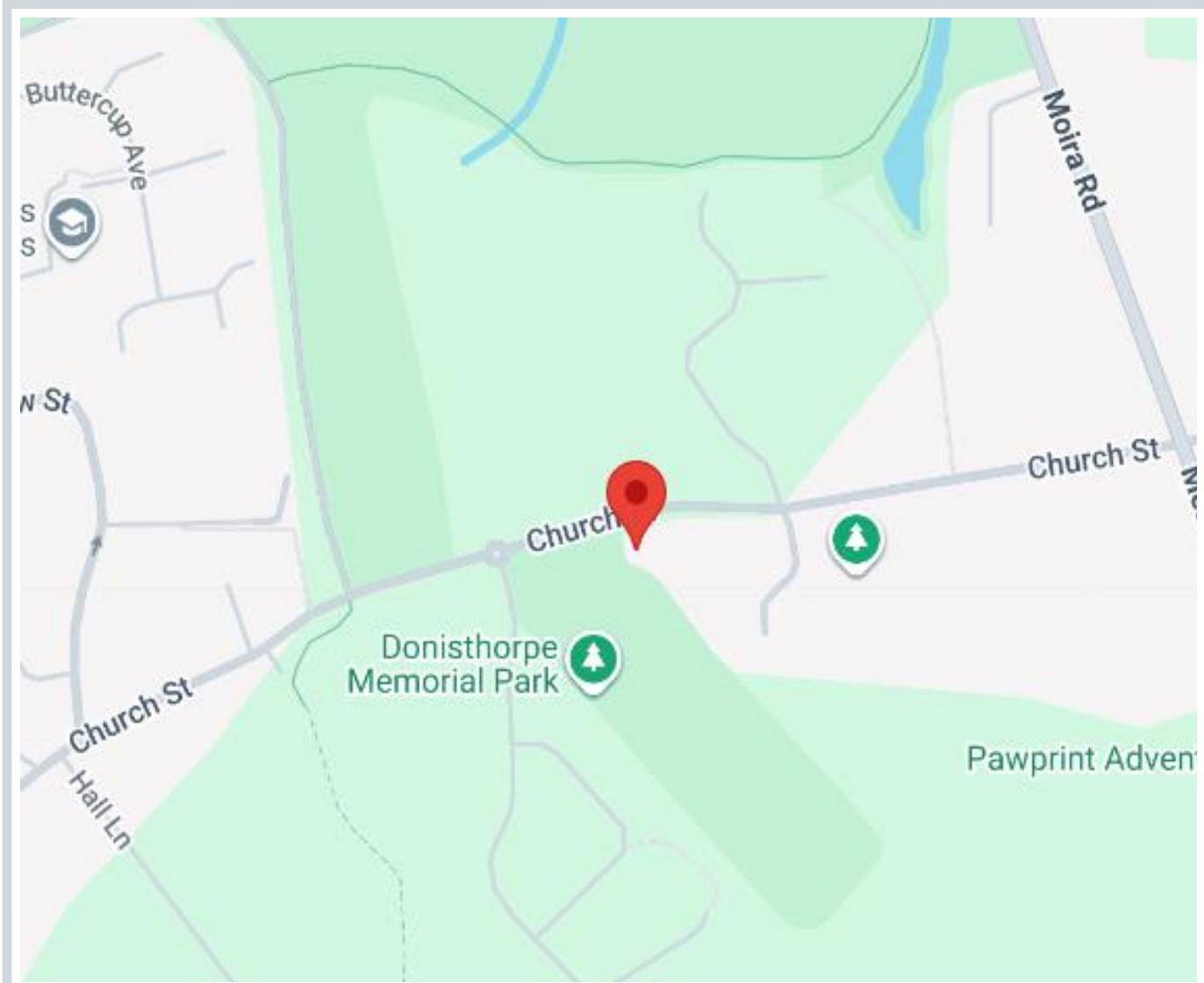
## Services

To be confirmed

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - TBC



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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