

HOWKINS &
HARRISON

The Stack Yard

Westthorpe

Willoughby on the Wolds

Leicestershire

LE12 6TD

Features

- Residential development site
- Site extending to 0.28 acres
- Outline planning permission REF: 25/01086 OUT
- Desirable rural location

Location

Willoughby on the Wolds is a small, well-regarded village close to Wymeswold, in between Nottingham, Leicester and Loughborough. The village has a pre-school and primary school, village hall, church and a pub, with everyday amenities available in the nearby village of Wymeswold. Excellent transport links are provided via the A46 and surrounding road networks, making the area accessible for commuters while retaining its rural village setting.

Approximate Travel Distances

- 1 mile away from the A46
- 6 miles from Loughborough
- 10 miles from Nottingham
- 12 miles from Leicester
- 16 miles from East Midlands Airport





Description

An exciting residential development opportunity in a rural village location. The site is currently an old farmyard with a range of agricultural buildings. Access to the site is off Main Street.

The site extends to 0.28 acres and has outline planning permission for two residential dwellings. The proposed dwellings will have two bedrooms set over 1.5 half stories with dormer windows. Both properties will benefit from a garden with rural outlook fields and will have ample off-road parking.

Planning Permissions

The property has Outline Planning Permission for two residential dwellings, granted 31.10.25 by Rushcliffe Borough Council. Planning ref: 25/01086/OUT. The planning permission includes for the demolition of the existing former agricultural buildings on site.

As part of the outline planning application, in principle, BNG offsetting has been agreed on the sellers retained land and may be available subject to separate agreement.

Prospective purchasers should make themselves aware of the conditions attached to the outline planning permission.

The local community have shown support for the proposed plans.

Condition of Sale

After the demolition of the agricultural buildings the existing wooden boundary fence and concrete posts will require removing. The purchaser will be required to erect a new 6 ft wooden fence between points A -B on the sale plan at their own expense.

The style of this fencing will be either woven panels, feather boarding or 'hit and miss' boarding. The specification to be agreed between the parties and neighbouring property owner.

Services

The property benefits from a mains water supply.

Prospective purchasers should make their own enquiries to the connectivity of services on site to facilitate the development.



Title, Tenure & Possession

Freehold with Vacant Possession on completion.

Access

Access is via a single gateway directly off Main Street.

Local Authority

Rushcliffe Borough Council - 0115 981 9911

Method of Sale

The property is to be sold by private treaty.

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 the Agents in respect of any error, omissions or misdescriptions.

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

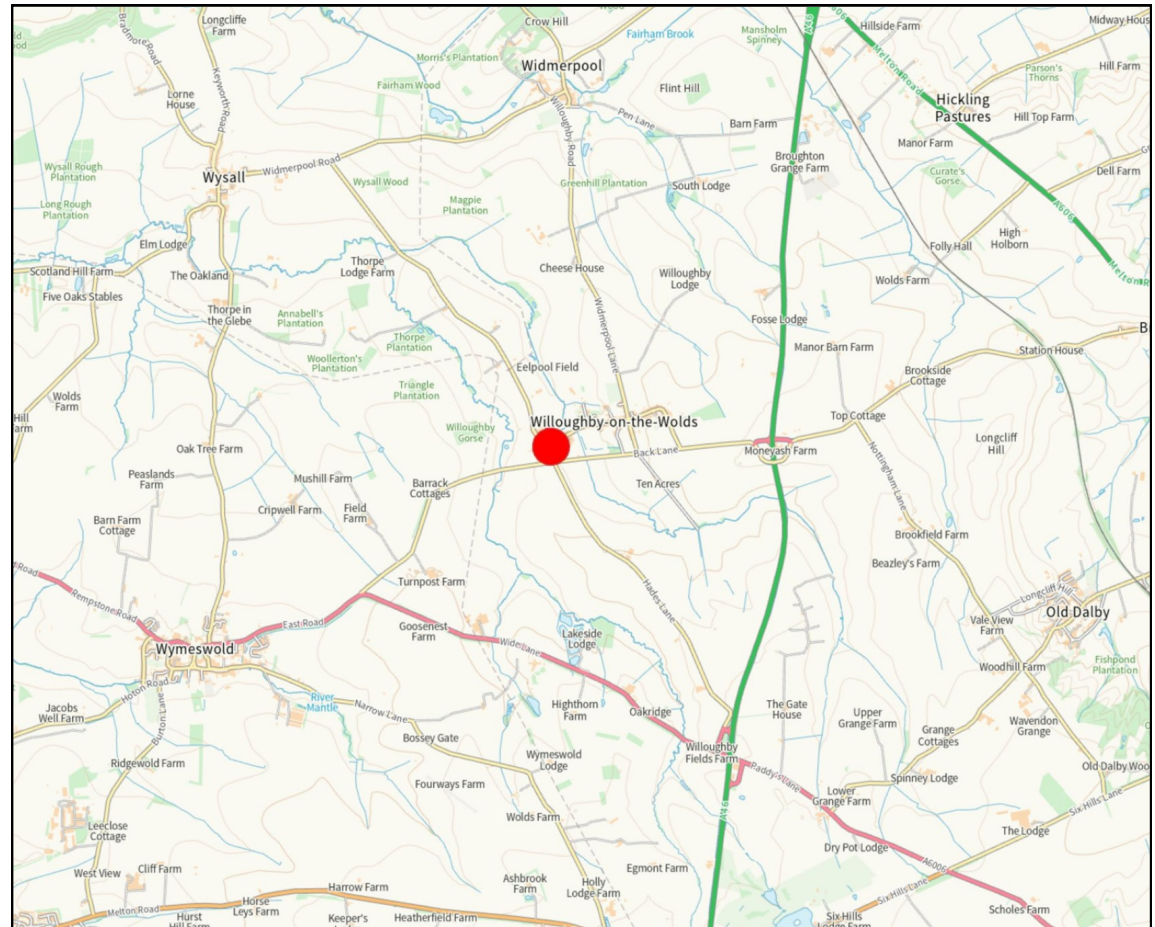
Viewing

Viewings are strictly by appointment only with Anna Meynell anna.meynell@howkinsandharrison.co.uk or Harry Bill Harry.bill@howkinsandharrison.co.uk at Howkins & Harrison, please call direct on 01530 877 977 option 4.

Anti Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



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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