



Development site at 193 Shaw Lane, Markfield, LE67 9PW
Guide Price £475,000

HOWKINS &
HARRISON

Development Site at 193 Shaw Lane, Markfield, LE67 9PW

193 Shaw Lane offers the opportunity to purchase a 4-plot development site as well as a 3-bedroom detached property in need of significant refurbishment. The total site area is 1.50 acres, as shown edged red on the sales plan.

Location

The property is located off Shaw Lane, in the county of Leicestershire. Being near to the A511 makes this a very good commuter location due to its proximity to major towns and cities in the Midlands. The M1 is just 3 miles away, providing excellent links to other major road networks.

The locality benefits from a range of amenities including a public house and a primary school. The nearby towns of Coalville and Ashby de la Zouch have a full and comprehensive range of services.

Travel Distances

- Leicester - 8.5 miles
- Nottingham - 23.5 miles
- Burton upon Trent - :30 miles
- Birmingham - 40 miles





Description

This site comes with the benefit of Outline Planning Permission for up to 4 dwellings and an existing 3-bedroom detached property.

The site extends to 1.50 acres and is relatively level.

193 Shaw Lane: A detached 3 bedroom dwelling in need of significant refurbishment. The property has the following accommodation: kitchen, utility, sitting room, 3 bedrooms to the first floor and a family bathroom.

Outline Planning Permission for 4 Dwellings:

Gross External Areas for the proposed dwellings are:

1. 197.62 m²/2,127 sq ft

2. 54.12 m²/582 sq ft

3. 54.12 m²/582 sq ft

4. 147.12 m²/1,583 sq ft

Planning

Outline planning permission was granted by Committee (Hinckley & Bosworth Borough Council) for the erection of up to 4 dwellings following the demolition of existing commercial buildings.

The Planning Application Number is: 24/00040/OUT.

Please contact the office for the outline planning permission documents.

Access

The property is accessed off Shaw Lane. The building plots are to the rear of 193 Shaw Lane. 193 Shaw Lane has the benefit of off road parking.

Services

We understand that mains electricity, gas and water are all available. However, purchasers should make their own enquiries regarding connectivity.

Tenure

Freehold with vacant possession

Anti-Money Laundering

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

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.

Viewings

Viewings are strictly by appointment. Please contact the Asby office to book a viewing with either Anna Meynell or Jeff Oldham.



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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