



3 Ashby Road, Ravenstone, Leicestershire, LE67 2AA

£425,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Building Plot
- Granted Planning Permission
- Village Setting
- Council Tax Band*: D
- 3 x Four Bedroom Houses
- Corner Plot
- Brick Wall Circa 1788
- Price: £425,000

Overview

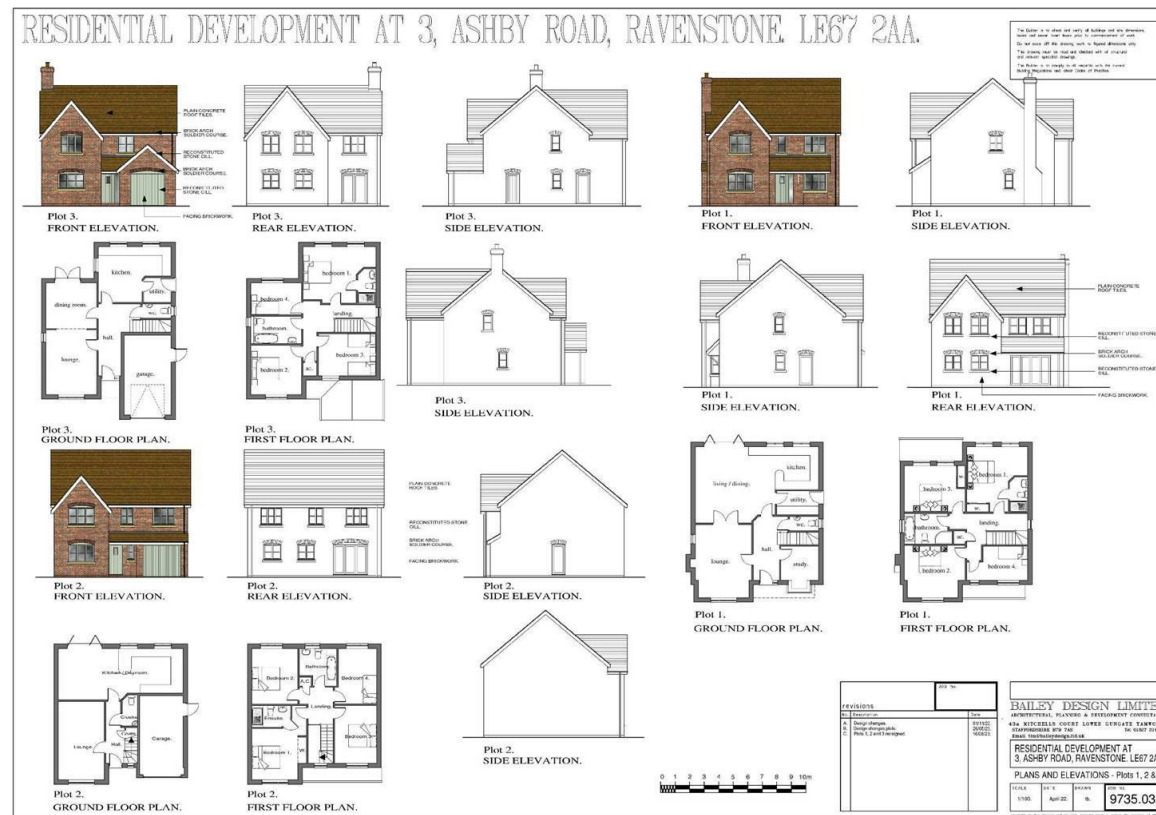
* BUILDING PLOT * 0.34 ACRES * GRANTED PLANNING PERMISSION FOR 3 x FOUR BEDROOM DETACHED HOUSES. Plot One - 1768 sqft / Plot Two - 1450 sqft / Plot Three 1446 sqft. TOTAL ESTIMATED GDV £1.5 M (@£325 per sqft). Corner plot within the sought after village of Ravenstone presenting a rare opportunity for a local developer. For all enquiries, please contact Sinclair Estate Agents - 01530 838338. Planning Application Reference 22/00821/FUL Decision Date 26th October 2023

Location**

Ravenstone is a sought after village situated within the National Forest between Coalville and Ashby-de-la-Zouch. The centre of the village is designated as a Conservation Area and there is a post office, shop, primary school, church and public house. There are many countryside walks close by and a short distance out of the village between Ravenstone and Ibstock is the Sence Valley Forest Park. Ravenstone is also ideally placed for the A/M42 and M1 motorways together with the cities of Leicester, Derby, Nottingham, Birmingham and Coventry.



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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The Existing Bungalow

Presently, the plot hosts a detached bungalow which we are advised would cost approximately circa £20,000 to demolish.

Plot 1 - 1768 sqft

A four bedroom detached house, comprising an L-Shaped kitchen/diner, utility room, bay-fronted study, lounge, guest cloakroom and entrance hall with stairs rising to the first floor. To the first floor; four good sized bedrooms including an ensuite shower room and family bathroom respectively. The plot also includes a detached double garage.

Plot 2 - 1450 sqft

A four bedroom detached house, comprising a kitchen/dayroom, lounge, guest cloakroom, integral garage and entrance hall with stairs rising to the first floor. To the first

floor; four good sized bedrooms including an ensuite shower room and family bathroom respectively.

Plot 3 - 1446 sqft

A four bedroom detached house, comprising an kitchen, utility room, dining room, lounge, guest cloakroom, integral garage and entrance hall with stairs rising to the first floor. To the first floor; four good sized bedrooms including an ensuite shower room and family bathroom respectively.



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Plot 1.
FRONT ELEVATION.



Plot 2.
FRONT ELEVATION.



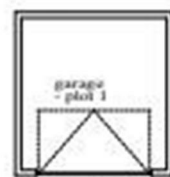
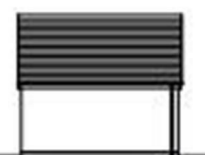
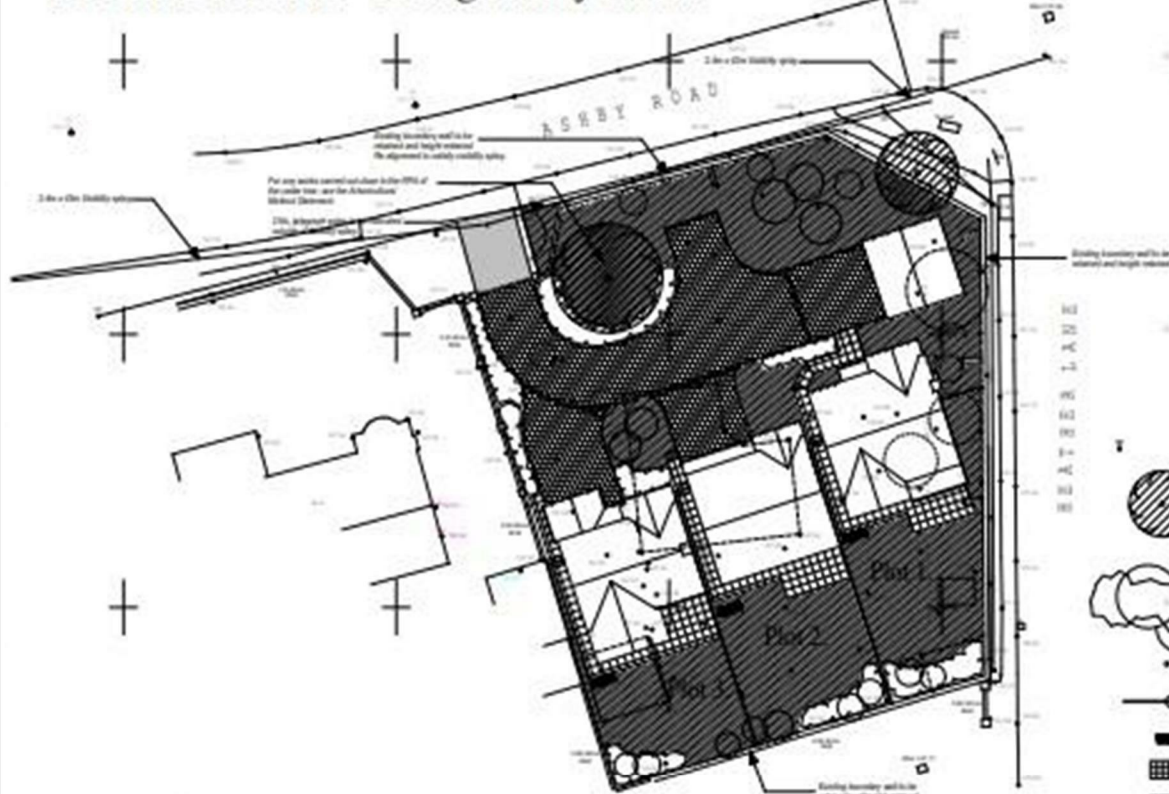
Plot 3.
FRONT ELEVATION.

RESIDENTIAL DEVELOPMENT AT 3, ASHBY ROAD,
RAVENSTONE. LE67 2AA.

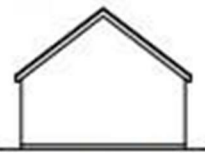
The Builder is to check and verify all buildings and site dimensions, levels and corner front levels prior to commencement of work.
Do not make off the drawing, work is Speed dimensions only.
This drawing must be read and checked with all structural and related qualified drawings.
The Builder is to comply in all respects with the current Building Ordinances and laws, Codes of Practice.



STREET SCENE - facing Ashby Road.



FLOOR PLAN.
Scale 1/100.



revisions		date
no.	description	date
0	original drawings	10/1/10
1	original drawings	10/10/10
2	Revised contract IT 23 drawings	10/10/10
3	Revised contract IT 23 drawings	10/10/10



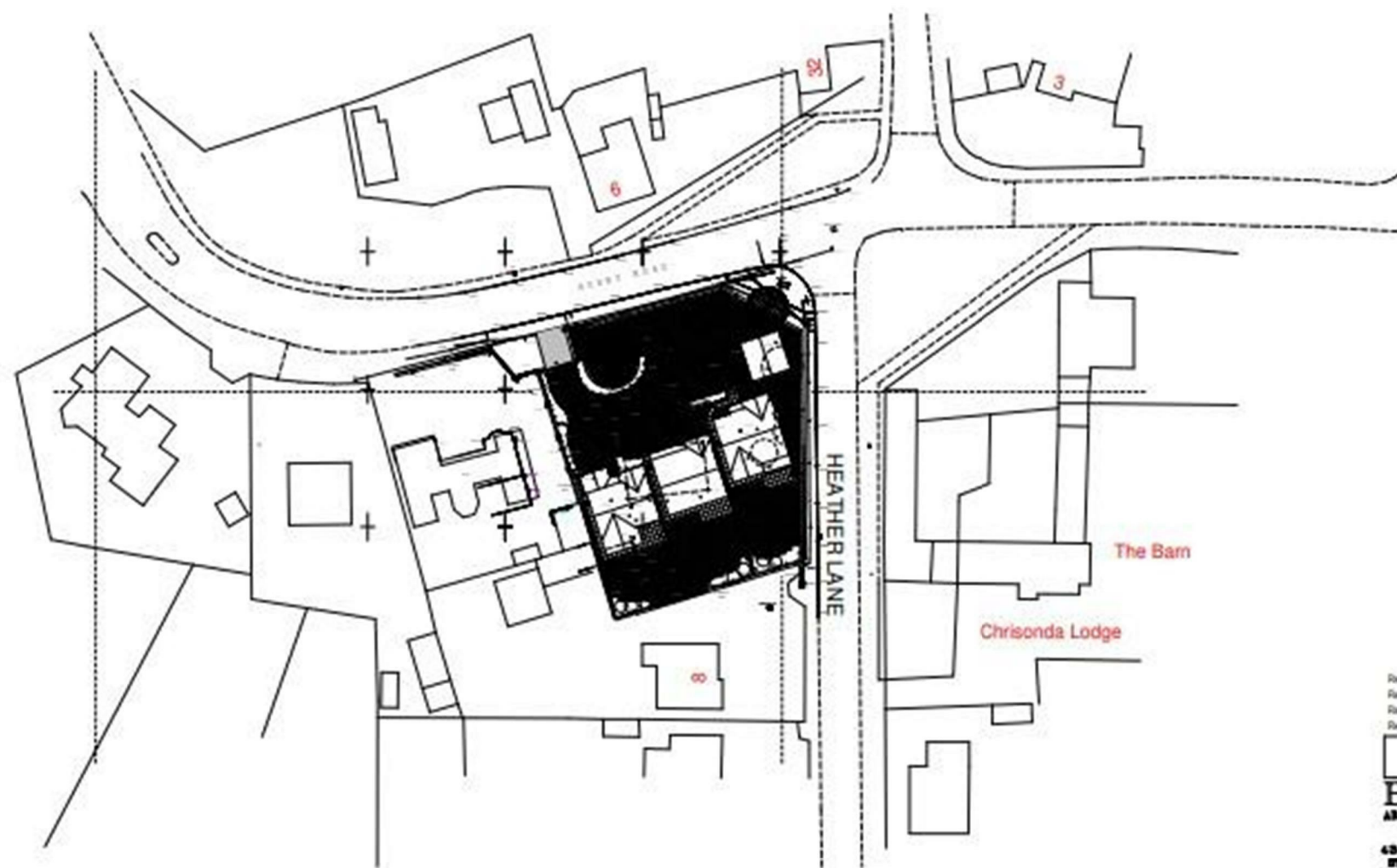
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ARCHITECTURAL PLANNING & DEVELOPMENT CONSULTANTS
C/O. STICKLANDS COURT LOWER STRATHGATE VANDORNS
PARRAMATTA NSW 2150 TEL 261 8200 FAX 261 8201
Email: baileydesign@bigpond.net.au

RESIDENTIAL DEVELOPMENT AT
3, ASHBY ROAD, RAVENSTONE, LE57 2AA.
SITE LAYOUT & STREET SCENE.

SCALE	DATE	STATION	JOB NO.
1:100 1:500	April 22	10	9735.02

NUMBER of the study and of each country has been given. The number of 100 is

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BLOCK PLAN.
Scale 1/500.

Rev A: Layout re-designed. 01/11/22.
Rev B: Layout changes. 20/05/23.
Rev C: Layout re-designed. 16/08/23.
Rev D: Plot 1 and 2 repositioned. 19/08/23.

BAILEY DESIGN LIMITED
ARCHITECTURAL PLANNING & DEVELOPMENT CONSULTANTS

43a MITCHELLS COURT LOWER GUNGATE TUNWORTH
STAFFORDSHIRE ST9 7ER THE GUNBY BRIDGE


RESIDENTIAL DEVELOPMENT AT
3, ASHBY ROAD, RAVENSTONE. LE67 2AA.

BLOCK PLAN.

SCALE	DATE	DRAWN	JOB No.
1/500.	June 22.	db.	9735.04

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

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