



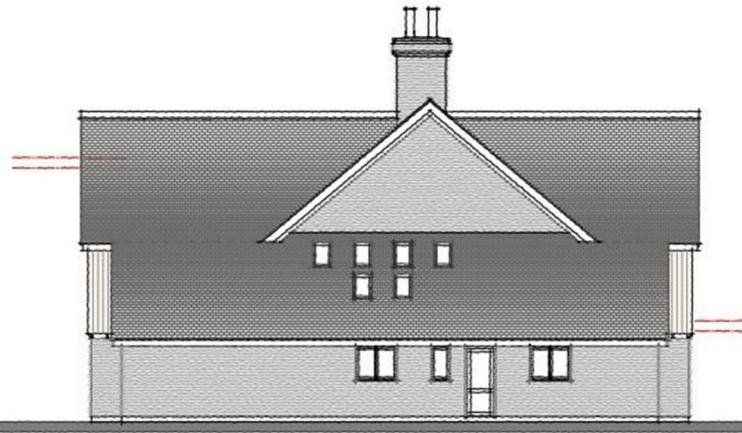
PROPOSED FRONT



PROPOSED SIDE



PROPOSED REAR



PROPOSED SIDE

Land Adjacent to The Woodlands Ashby Road, Sinope,  
Leicestershire, LE67 3AY

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

Guide Price £250,000

## Property at a glance

- LAND WITH PLANNING PERMISSION
- STUNNING VIEWS OVER NEIGHBOURING LANDSCAPE
- 0.8 ACRES
- Council Tax Band\*: £250,000
- EXECUTIVE FIVE BEDROOM DETACHED
- DEVELOPMENT OF ONLY THREE HOMES
- QUIET VILLAGE LOCATED NEARBY ASHBY

## Overview

A FANTASTIC OPPORTUNITY TO ACQUIRE A LARGE PLOT OF LAND WITH PLANNING PERMISSION FOR A SUBSTANTIAL FIVE BEDROOM DETACHED EXECUTIVE HOME MEASURING OVER 4000 SQ FT WITH STUNNING VIEWS OVER NEIGHBOURING LANDSCAPE. SITUATED WITHIN THE VILLAGE OF SINOPE IN-BETWEEN ASHBY AND COALVILLE. PLANNING REFERENCE 14/01037/FUL

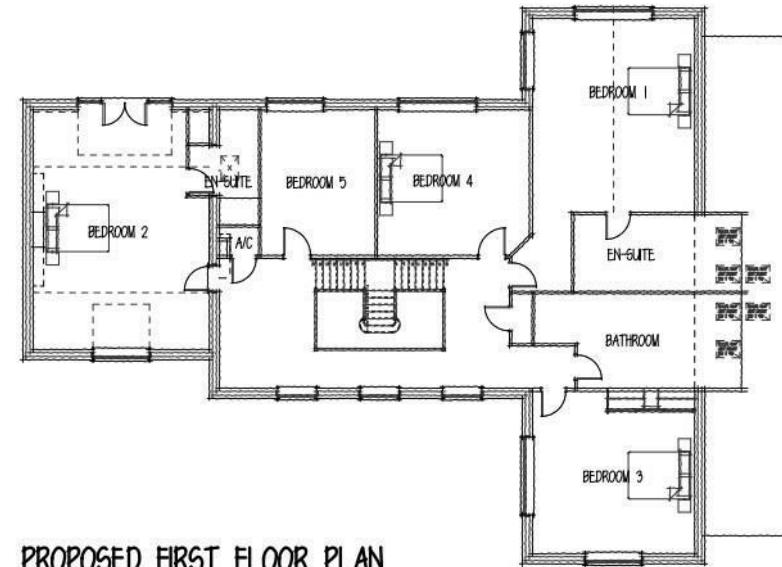
The successful purchaser will have the opportunity to build themselves their dream home within a select development of only two existing large neighbouring properties. If you are interested to discuss this opportunity further then contact Sinclair on 01530 838338.

## Location\*\*

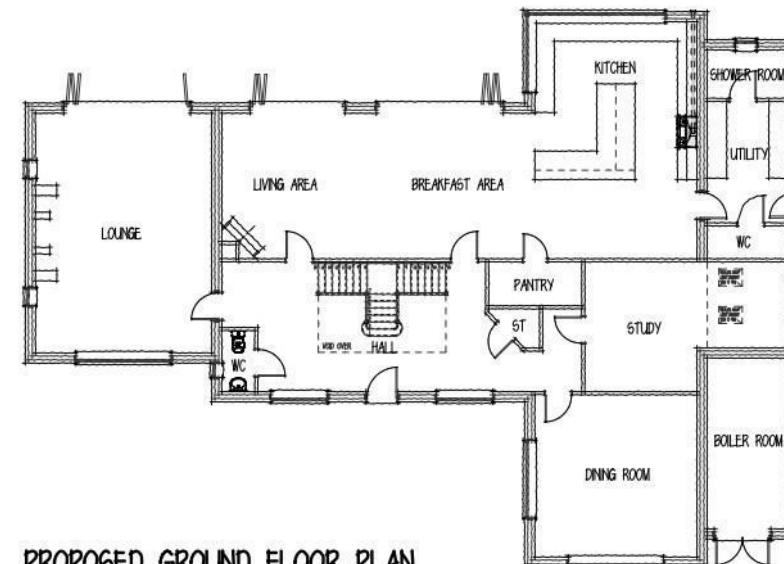
Sinope is a hamlet situated between the towns of Coalville and Ashby-de-la-Zouch on the A511 road. It is close to the village of Coleorton and is excellently located for the A/M42 motorway linking the cities of the East and West Midlands. Sinope enjoys an enviable situation in the heart of the National Forest whilst is also close to the Sence Valley Forest Park and the renowned Charnwood Forest area. The neighbouring town of Coalville provides a wide range of shopping, educational and leisure facilities. Nearest Airport: East Midlands (11.9 miles) Nearest Train Station: Loughborough (11.0 Miles) Nearest Town/City : Coalville (2.2 miles) Nearest Motorway Access: A/M42 (J13) M1 (J22)



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



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Land Adjacent to The Woodlands Ashby Road, Sinope, Leicestershire, LE67 3AY

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## Detailed Accommodation

### The Site

The application site comprises 0.52 hectares lies between the dwelling known as the Woodlands and the Old Nursery House. Both of these properties are large properties set in generous gardens of and the application proposal is for a third property of similar size and also set within a generous garden. The new dwelling will be separated from the gardens to the Woodlands by an existing 1.9 metre wall and will occupy 0.33 hectares of land the Site Plan indicates the use of the land to the west of the new property as extended garden to The Woodlands comprising some 0.19 hectares and this together with the new dwelling effectively removes the entire horticultural unit.

### Access

Access into all three properties is reached from the A 511 at the established access point which is clearly defined and has wide visibility splays. From the site entrance the internal road splits west to The Woodlands and East to the Old Nursery and the proposed new dwelling. The site plan indicates that the new dwelling will have a separate detached garage, extensive planting and the creation of a wildlife pond near to the access point.

### Design

The new dwelling is designed to be in keeping with the area with local materials including timber boarding and local bricks and tiles. The design is one of cottage style fenestration on the front elevation which together with a low roof line and a stepped frontage adding character to the front elevation. The property provides a study room/ home office to facilitate home working and avoid unnecessary journeys. The layout includes for a large boiler room to enable the use of biomass heating system which is to work from woodchip/wood pellets or an air source heat pump system that recovers low grade heat from the external air and uses this for water and central heating. Either system is carbon efficient. There will be the facility to install solar panels on the roof to add to carbon efficiency.

### Landscaping

The site layout allows for the provision of natural planting and landscaping over significant areas and the creation of a wildlife pond, which will support the bio diversity interest of the site. All of these measures are an enhancement to the biodiversity in the location. The Pond will also facilitate the operation of SUDS through the management of surface water and reduce run off.

### History Of The Site

The whole site of some 1.01 hectares was used as a nursery before 1948 and before the introduction of the Town and Country Planning Act. The property known as the Woodland served the use and was occupied by the owners and nursery men.

### Biodiversity

The scheme provides the opportunity to improve biodiversity on the site, through the creation of a wildlife pond and native planting of trees around the site. This will have the effect of improving the habitats for birds, bats and amphibians. The ecology walkover that accompanies this application indicates that the site is currently of low ecological interest, and on that basis the planting of native trees and introduction of soft sided water features will enhance the potential for bio diversity in the location. The potential to improve biodiversity will not accrue if the land is used as an intensive horticultural operation.

### Mains Services

Mains water and electrics are already on site.





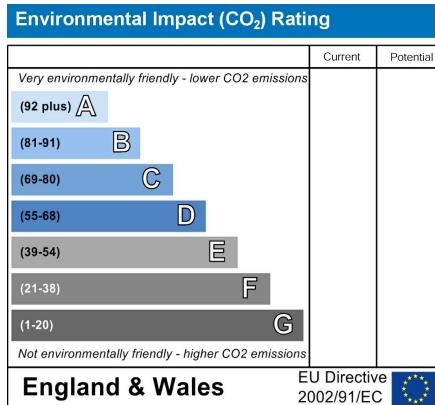
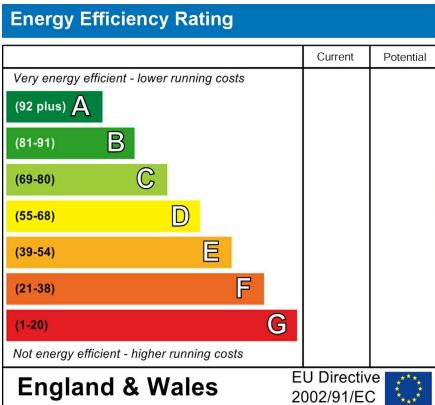
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* 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.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

# Sinclair

**Thinking of Selling?  
For a free valuation of your property with no obligation  
call Sinclair Coalville on 01530 838338**



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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**Sinclair**

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk