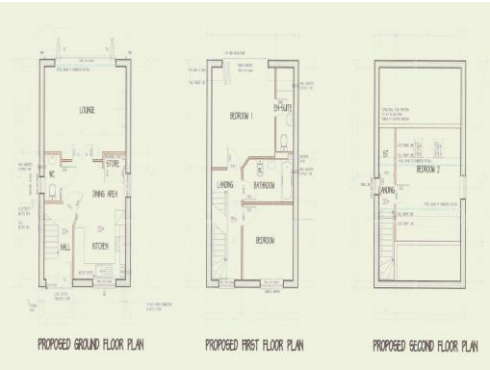
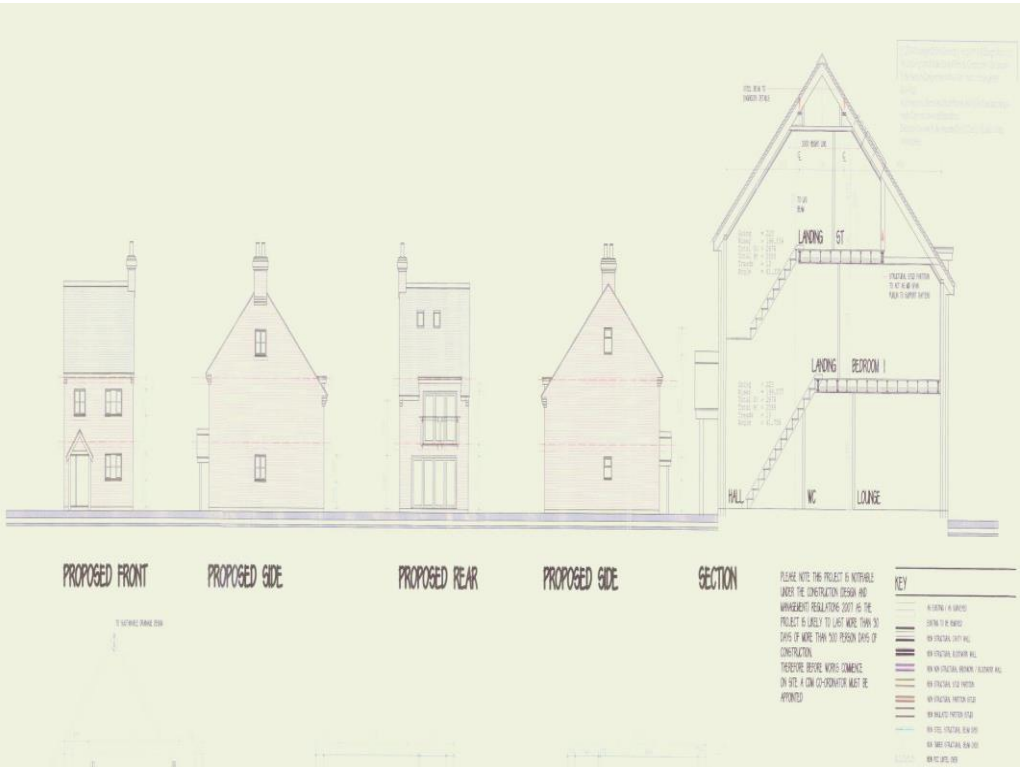


Plots Adjacent To Lake View Gardens Albert Village Swadlincote

Plots Adjacent To Lake View Gardens Albert Village Swadlincote DE11 8GD

for sale offers over
£230,000



Property Description

A unique opportunity to acquire two building plots with planning permission for a three storey three bedroom detached home with a detached double car barn and a two storey five bedroom detached home with a detached double garage in a desirable residential location.

The original planning application number was 07/00985/ful for two five bedroom two storey dwellings and one of these has been built which instigated the planning. The front three bedroom plot is ref 14/00674/ful. The seller has paid for the building regulations (14/1724/BREGS) and put some drainage in for them to inspect so the work could be classed as instigated. The two five bedroom dwellings are proposed with an electric gate at the top of the drive which will provide privacy and exclusivity.

Both plots are classed as building work commenced with the 5 bed plot having the foundations cast in place at a cost in the region of £20,000, providing a great start for potential buyers.

Main sewerage is connected, and all other services are either on site or run just outside the boundary.

Location

Albert Village is a small post-industrial village in Leicestershire, England and is located approximately 1.5 miles from the town of Swadlincote. The village is home to Albert Village Lake, a 1.3 mile pathway and is also located close to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. Conkers Discovery and visitors centre is within walking distance, alongside public house and primary school. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moira Canal and Sarah's Wood (part of a historic visitor's centre)

The plots have rear views overlooking the lake and there are various walking trails within 2

minutes of the properties.
A local primary school within 2 minutes, and a play park directly opposite the drive.

Situated within a short proximity of excellent road networks, the closest being the A444 trunk road with direct routes to both Burton upon Trent and Tamworth, both with mainline railway stations, the A511 is just a short travel distance away, offering easy access to Ashby de la Zouch and the nearby cities of Derby and Leicester.

Agents Note

Some of the photos illustrated are of the five bedroom detached dwelling which has been built and occupied which is an example of the prosed five bedroom plot being sold.





