

Ashby Road

Donisthorpe, Swadlincote, DE12 7QG

John 
German





Approx 8.6 acres
Available by sep. neg.

Ashby Road

Donisthorpe, Swadlincote, DE12 7QG

£975,000



Set in the heart of the National Forest with field and countryside views, Redholme farm offers a truly excellent opportunity. Along with the farmhouse itself, it also benefits from planning permission for the erection of four new bespoke luxury homes on a plot extending to circa 0.56 acres. An additional 8.6 (approx) acres of adjacent paddocks are available by separate negotiation.

Location

An outstanding opportunity to acquire a residential development site in a great countryside location in the village of Donisthorpe. Donisthorpe is a popular and sought after village, lying approximately three and a half miles south west of Ashby-de-la-Zouch in the heart of the National Forest. The village enjoys an excellent primary school, parish church and two local pubs. For families the lifestyle is amazing being surrounded by many country parks, walks and cycle paths. Conkers, Hicks Lodge and Moira Furnace are all close by. For the commuter the M42 is close and offers fast and easy access to the Midlands motorway network.

Existing property

Redholme Farm is a lovely traditional detached property with a wide range of barns, stabling and outbuildings with the benefit of adjacent paddocks in all totalling to circa 9.2 acres. It is a superb equestrian property and the location is excellent with nearby off road hacking at Donisthorpe Woodland Park and beyond. Following the redevelopment of the site, the farmhouse itself will benefit from off street parking and private gardens. The property offers a range of accommodation comprising, hallway, living room, farmhouse breakfast kitchen, boot room, utility, three bedrooms and family bathroom with separate shower.

Planning Permission

Planning permission was granted by NWLDC Council on the 29 November 2022 Application reference 21/00754/FUL for the erection of four additional detached dwellings with associated off street parking, landscaping and associated works and alterations to existing access following demolition of existing outbuildings at Redholme Farm, 104 Ashby Road, Donisthorpe, Swadlincote.

Full copies of the planning permissions, drawings etc are available on the planning portal and our website, we would encourage all interested parties to view and read the various terms etc.

Plot 1 - Five bedroom detached, three bathrooms (two en suite), lounge, study, large open plan living dining kitchen, utility, WC.

Plot 2 - Five bedroom detached, three bathrooms (two en suite), lounge, study, large open plan living dining kitchen, utility and WC.

Plot 3 - Four bedroom detached, two bathrooms (one en suite), lounge, study and open plan living dining kitchen, utility and WC.

Plot 4 - Three bedroom dormer bungalow, two bathrooms (one en suite), lounge, kitchen diner, utility and WC.

Agents notes

There is an overage clause on the lower fields regarding residential development:

'The property is sold with an overage clause on the agricultural land, reserving 30% of any uplift in value over and above the land's agricultural value for a period of 30 years attributed to a residential or commercial planning permission.'

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

The property is situated in an old mining area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Extensive drive & garaging

Electricity supply: Mains

Water supply: Mains

Sewerage: TBC

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

www.gov.uk/check-if-property-is-affected-by-coal-mining

Our Ref: JGA/09052024

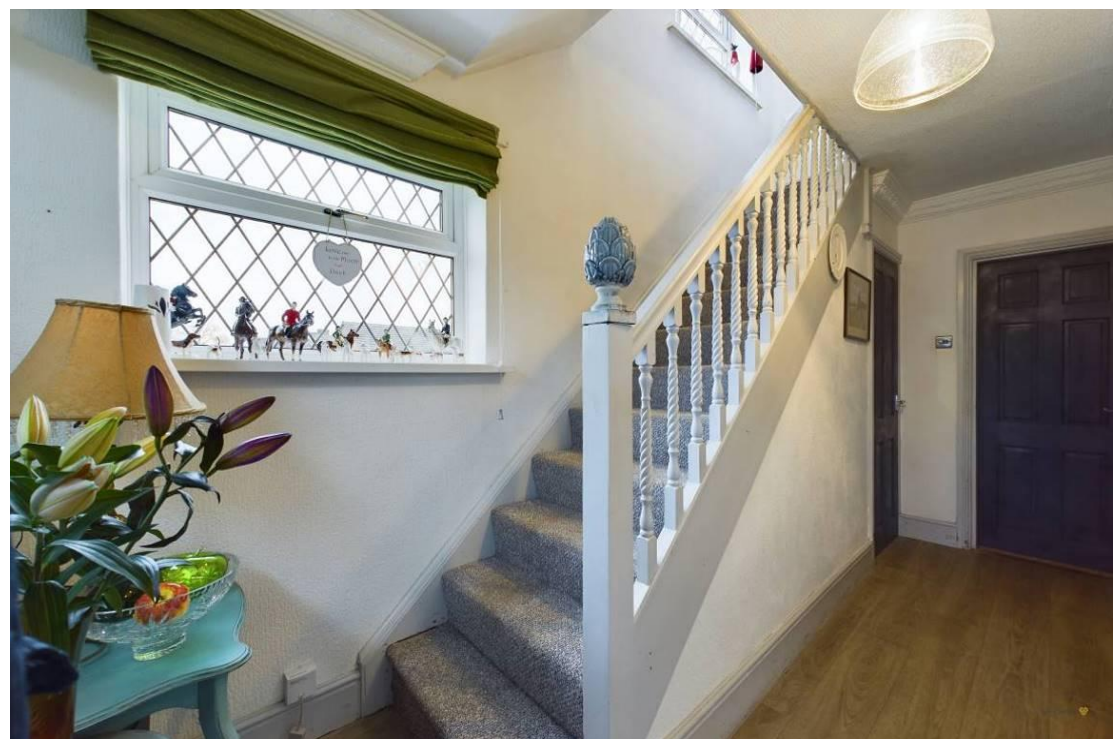
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





FOR GUIDANCE ONLY







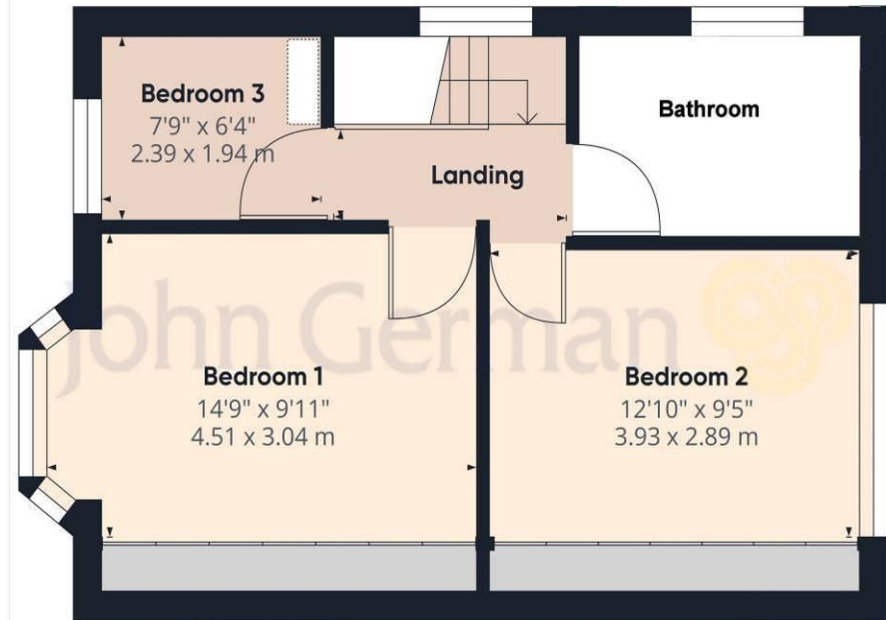
Ground Floor

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

(1) Excluding balconies and terraces

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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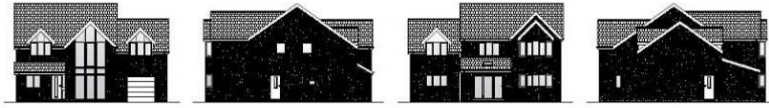
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 Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent





Proposed Front Elevation 1.100 Proposed Front Elevation 1.101 Proposed Front Elevation 1.102 Proposed Front Elevation 1.103



Proposed Front Elevation 1.104 Proposed Front Elevation 1.105 Proposed Front Elevation 1.106 Proposed Front Elevation 1.107



Proposed GF Plan 1.50



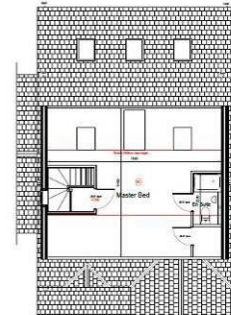
Proposed FF Plan 1.50



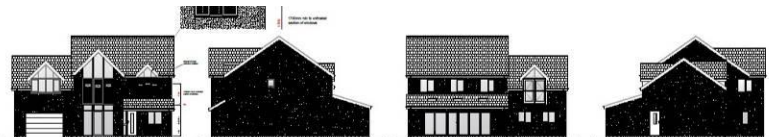
Proposed GF Plan 1.50



Proposed FF Plan 1.50



Proposed SF Plan 1.50



Proposed Front Elevation 1.108 Proposed Front Elevation 1.109 Proposed Front Elevation 1.110 Proposed Front Elevation 1.111



Proposed Front Elevation 1.102 Proposed Front Elevation 1.103 Proposed Front Elevation 1.104 Proposed Front Elevation 1.105



Proposed GF Plan 1.50



Proposed FF Plan 1.50

