

FRONT ELEVATION



SIDE ELEVATION



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REAR ELEVATION

Building Plot for 3 bed Detached Bungalow at 10 Hardulphs Close, Breedon on the Hill, Derbyshire, DE73 8NA

HOWKINS & HARRISON

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An attractive development opportunity with planning permission for a single 3 bed detached bungalow in the attractive village of Breedon on the Hill.

Features

- Bungalow Building Plot - internal floor area of 843 ft^2.
- Full Planning Permission REF: 26/01121/FUL
- Well connected to Midland Motorway Network
- Attractive Village Location

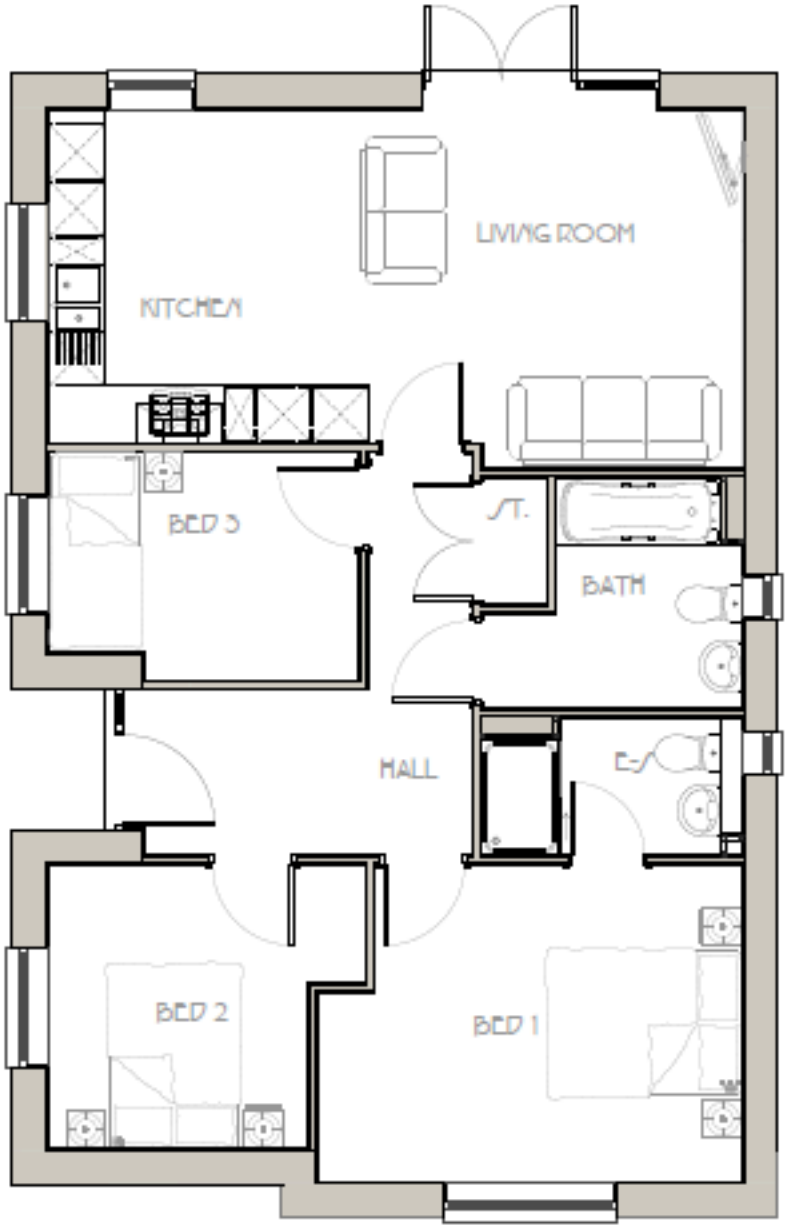
Description

The property comprises of a spacious plot with planning permission for a well-designed three bedroom bungalow.

The bungalow has an open plan kitchen / diner is perfect for modern day living. There are three bedrooms with the master bedroom having the benefit of an ensuite and family bathroom to serve the other two bedrooms.

The bungalow has an internal floor area of 843 ft^2.

To the outside there is ample space for a garden and the property has the benefit of 2 off road parking spaces.



GROUND FLOOR PLAN



Location

The property is situated off Ashby Road in the heart of the rural village of Breedon on the Hill in Leicestershire.

The property has easy access to local services and amenities in Breedon on the Hill and a more comprehensive range of services and amenities in the nearby town of Ashby de la Zouch.

Breedon on the Hill is well-connected to the midlands key transport routes, making it easy to access nearby towns and cities.

The village is conveniently located near major roads and public transport links, making commuting to nearby towns and cities easy.

Travel Distances

- Ashby de la Zouch – 5 miles
- Leicester – 19.5 miles
- East Midlands Parkway – 4.5 miles
- Birmingham - 34 miles
- Derby - 17 miles

Services

We understand that there is mains water, electricity and drainage in the village.

Purchasers are to make their own enquiries as to availability and connectivity of those services to the site.

Access

The property is accessed directly off Ashby Road with the benefit of two off-road car parking spaces.

Tenure & Possession

The land is sold freehold with vacant possession upon completion.

Planning

North West Leicestershire District Council - 01530454545

26/01121/FUL - Erection of a detached bungalow at Land At Former Priory Nursery Garden Centre Ashby Road Breedon On The Hill DE73 8AZ

Interested parties should make themselves aware of the conditions associated with the planning consent.

Management Company

The purchaser of the building plot will be expected to join the ongoing Highwoods Green Management Company for the wider development.

Additional detailed Planning and Technical Information is being collated for the building plot, together with an application to discharge a number of planning conditions.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison by contacting Anna Meynell or Jake Lucas on 01530 877 977 (Option 4)

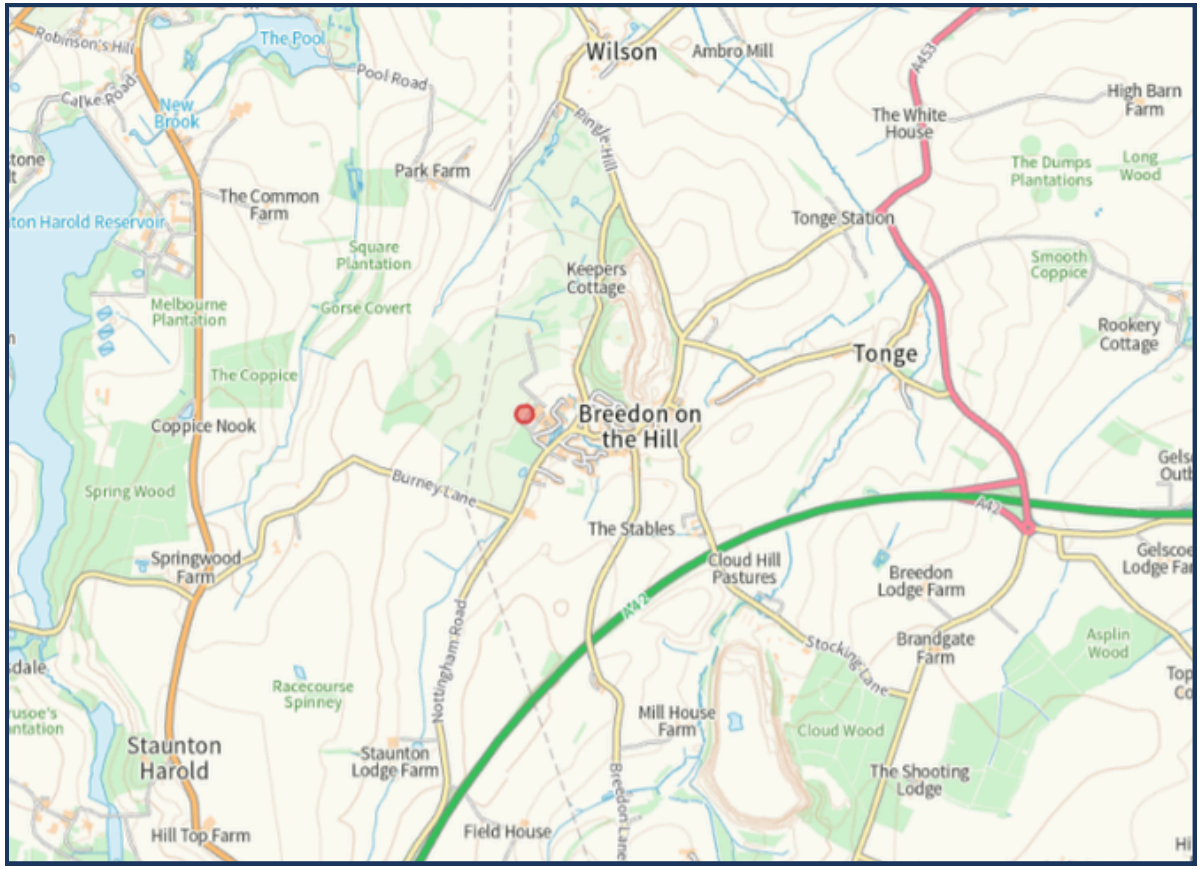
Plan, Area & Description

Please note the boundary outline as shown on the photographs is for identification purposes only.
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

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) when a purchaser submits an offer for a property. Please be aware of this and have the information available.

Please note a fee of £30 will be charged to each buyer for the Anti-Money Laundering check via our online system Move Butler.



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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