



Building Plot Netherby House Huncote
Road,
Croft, LE9 3GU

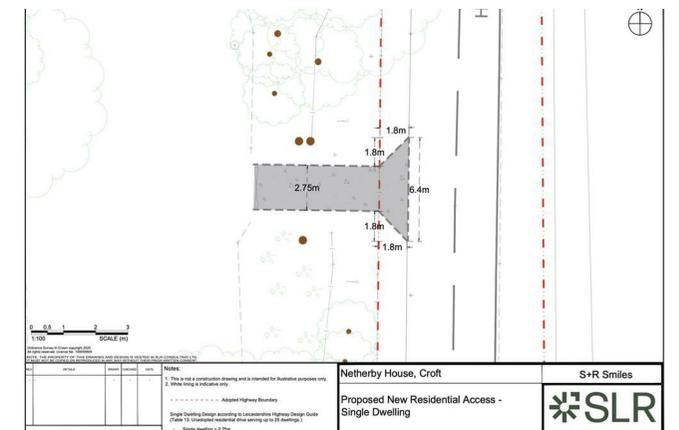
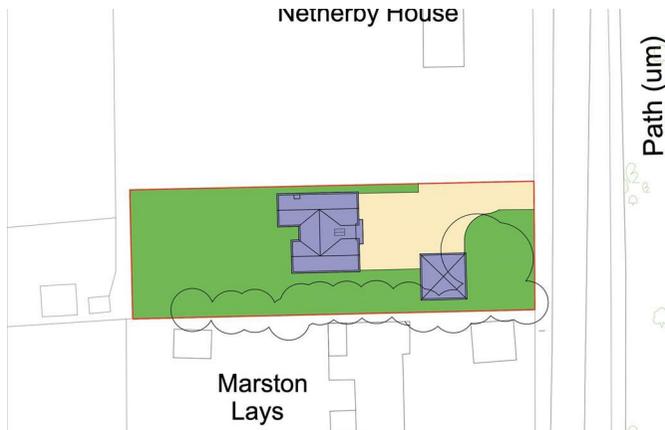


£450,000

GENERAL

It is rare for a building plot in such an idyllic location to come to the market. The plot which extends to approximately 0.35 of an acres (0.14 hectares) is located in the grounds of Netherby House on the edge of Croft. The plot is an elevated position with superb country views and detailed planning consent has recently been secured for a stylish country house, extending to approximately 2080 square feet (193.5m²) with a detached double garage.

The vendors have also included another 0.1 acres of land which includes a substantial outbuilding to make a very substantial plot approaching half an acre.



LOCATION

The building plot is located on the edge of Croft, a popular village approximately 9 miles south west of Leicester City centre. There are a good range of amenities in the village including shops and a primary school. Croft is exceptionally well located for access to the motorway network via Junction 21 on the M1 (8 miles) and there are fast train services to London. It should be noted at Junction 21 you will find Fosse Park, which is considered to be one of the best shopping centres in the Midlands.

PLANNING PERMISSION

Planning permission was granted on appeal on the 26 April 2024 for the erection of a two storey detached dwelling and detached garage to the south of Netherby House (amended scheme to 22/0996/4). Consent has subsequently been amended on 10 February 2025 with an improved access being secured.

VIEWINGS

Viewings are strictly by appointment with the Agent. All enquiries should be directed to Anthony Fox - anthony@foxcountryproperties.co.uk.

SERVICES

We understand that mains water and electricity are available to be connected to the site. The purchaser will be responsible for checking the location and adequacy of these services.

IMPORTANT NOTE

It is essential that interested parties are fully aware of all the conditions in the Consent before making an offer. Copies of the Planning Consent are available from the Agent or can be accessed on the [Blaby District Council website](#).

In addition to the conditions in the planning consent the following obligations will be included in the contract.

1. The purchasers will only be permitted to build one house on the plot.
2. A fence separating the plot from Netherby House to a specification to be agreed with the vendor must be constructed within 28 days of completion.
3. No building works on the site are permitted on Sundays.
4. The house must be completed within two years of the sale completion date.
5. As the site adjoins the owners home any amendments to the plans must be approved by them.



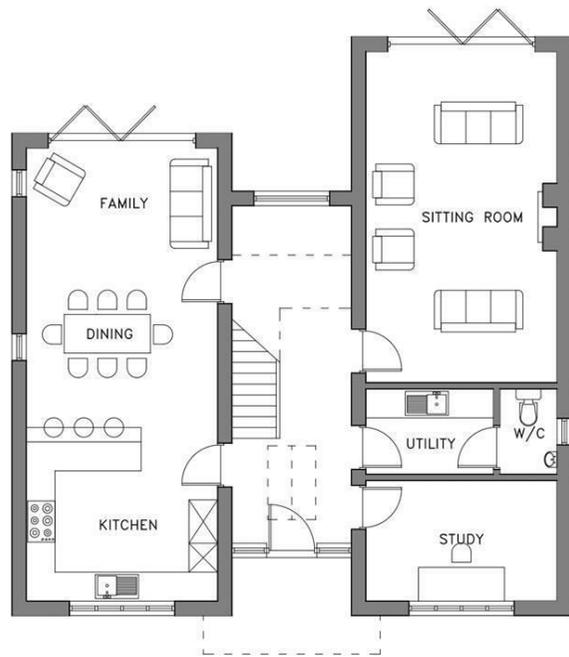
Front Elevation



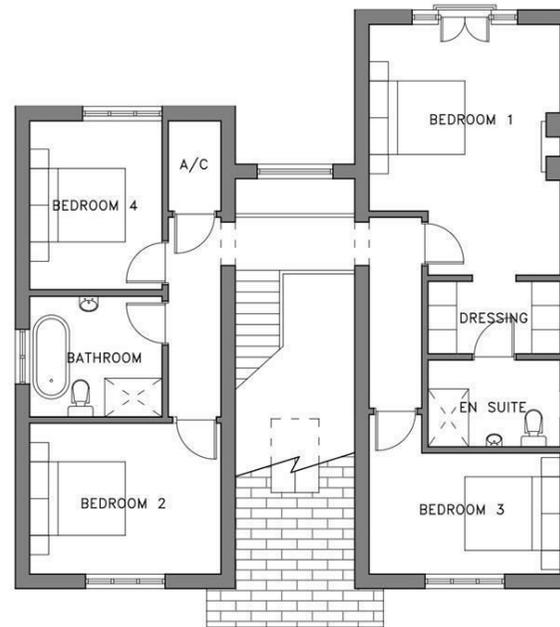
Rear Elevation







Ground Floor



First Floor



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