



Land Adj 56 Land adjacent to 56 The Spittal, Castle Donington, DE74 2NQ

Offers In Excess Of £100,000

Exciting opportunity for the self-builder, or developer to acquire and custom build a unique, detached 2 bedroomed cottage, perfect for professionals and those looking for a low maintenance and cosy retreat.

Set in a desirable and secluded position within the conservation area of Castle Donington. This is an end plot that lies adjacent to a small attractive wood, which itself backs directly onto the fantastic 14 acre Spittal Park. It also overlooks landscaped fields with pathways through to the village centre. Recent road improvements mean this lane has no through traffic. The home is completed by the creation of a small rear garden and off road parking for 2 cars

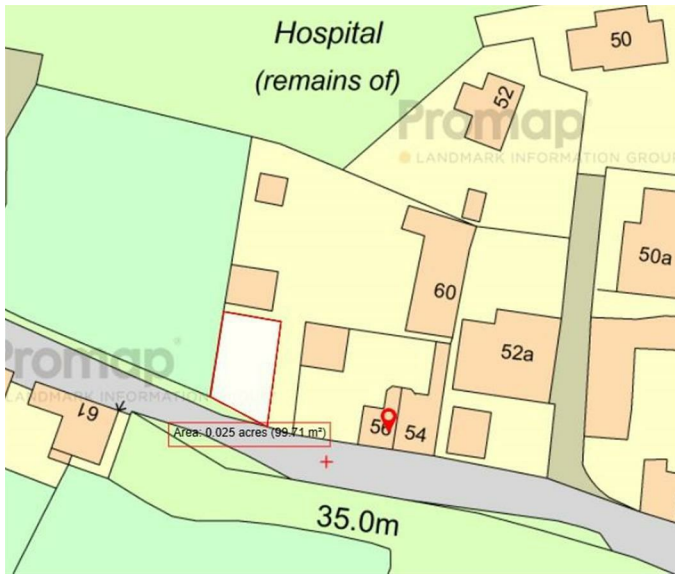
The finished home is expected to market at circa £300k, subject to finish and internal specification, whilst foundations and slab have already been completed and signed off by the local council.

This offers a rare opportunity to create a new home the benefit of a full pre 2010 planning permission.

THE OPPORTUNITY

To acquire a rare parcel of land with planning permission for a detached house in this sought after village.

THE DETAIL



Extending to 0.025 of an acre (100m²). This land LT150532, has FULL planning permission from North West Leicestershire Council (07/01389/FUL) Followed by approval of reserved matters for a 2 bedroomed detached house of approx 600 sq feet (55.76m²) plus parking for 2 cars. The land extends to the kerbside for access to all utilities

THE LOCATION



Situated at the end of the Historic Spittal just off Bondgate, to the North of the village, this land offers ease of access to the local amenities including a range of independent shops, pubs restaurants, schools and plenty of sporting opportunities. It lies both adjacent to Spittal Park and overlooks an attractive pocket park

with hillside walks up to the village. Other properties in the vicinity ooze character. There is however easy access to further facilities in nearby Nottingham, Derby and Leicester via the A50/M1 interchange, East Midlands Parkway Rail Station and East Midlands Airport.

THE VILLAGE



Castle Donington is a perfect location for both the commuter and those looking for all they need on their doorstep. A village centre which still has a wide range of independent businesses, cafes, restaurants and bars which are lively without being too rowdy. The village is a thriving community with a wide range of events throughout the year that bring the village together. There are schools for children of all ages and finally it has its own Starbucks!!!

MORE INFORMATION

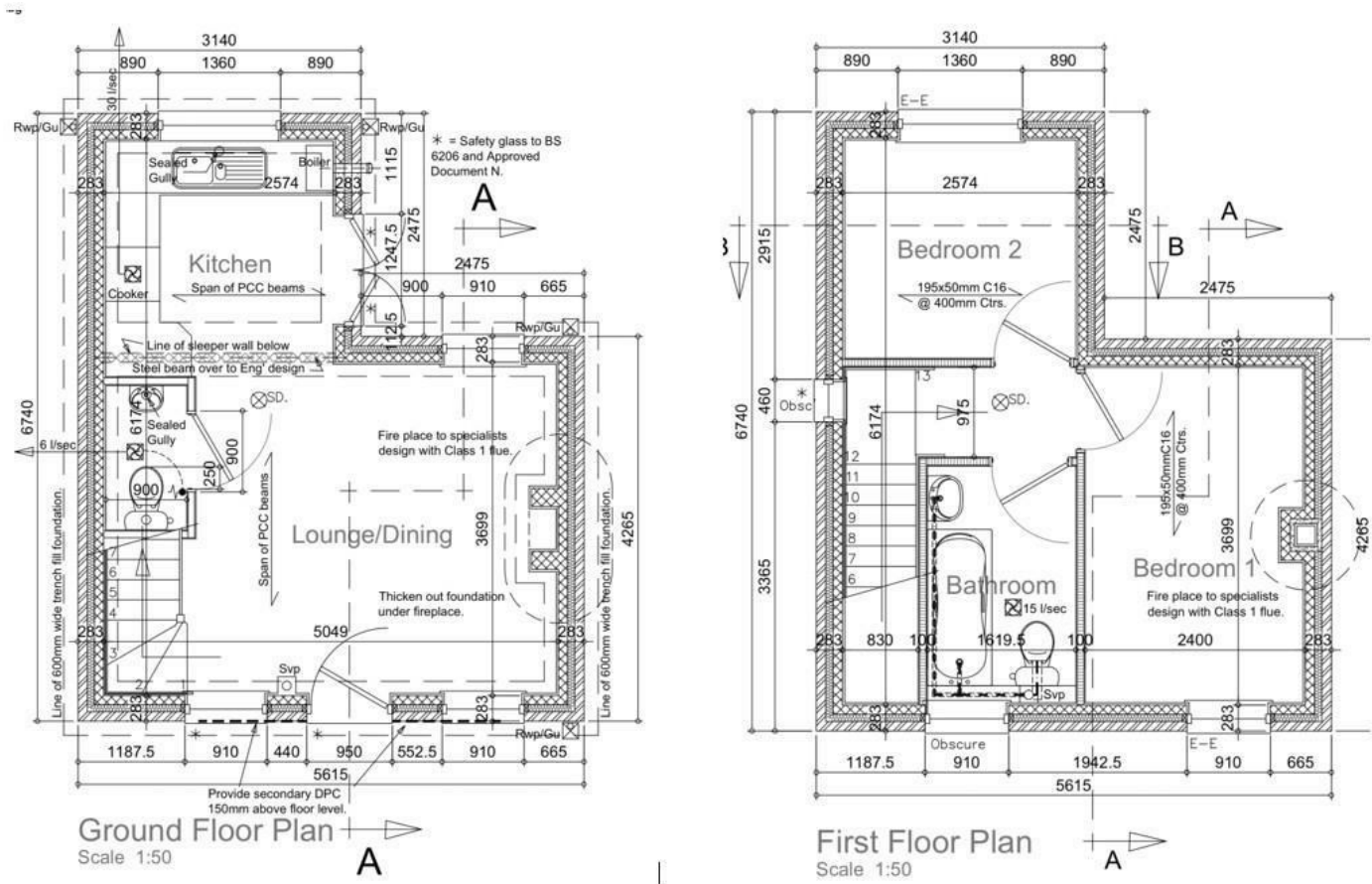
The eventual home must be built to agreed plans, which are available through ourselves, or on the planning portal at North West Leicestershire using the reference 07/01389/FUL and looking for drawing 07/030/ P03. We believe there may be some scope to extend subject to further discussions with the council.

DISCLAIMER AND ANTI MONEY LAUNDERING

All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

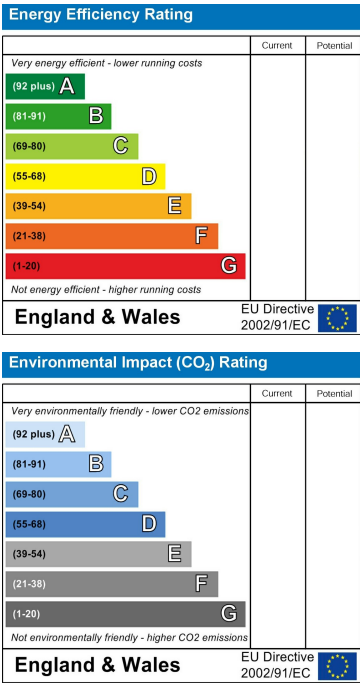
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.