



193 Shaw Lane, Markfield, Leicestershire, LE67 9PW
Guide Price £475,000

HOWKINS &
HARRISON

193 Shaw Lane
Markfield
Leicestershire
LE67 9PW

193 Shaw Lane offers the opportunity to purchase a 3-bedroom detached property on a good sized plot with planning permission. The total site area is 1.50 acres, as shown edged red on the sales plan.

The property would be attractive to smallholders, those looking to operate a business from home and developers.

Features

- Excellent road connections
- Opportunity for alternative uses
- Outline planning permission in place
- Good sized plot





Location

The property is located off Shaw Lane, in the county of Leicestershire. Being near to the A511 makes this a very good commuter location due to its proximity to major towns and cities in the Midlands. The M1 is just 3 miles away, providing excellent links to other major road networks.

The locality benefits from a range of amenities including a public house and a primary school. The nearby towns of Coalville and Ashby de la Zouch have a full and comprehensive range of services.

Travel Distances

- Leicester - 8.5 miles
- Nottingham - 23.5 miles
- Burton upon Trent - 30 miles
- Birmingham - 40 miles

Description

The site extends to 1.50 acres and is relatively level.

The site comprises of a detached 3-bedroom dwelling in need of significant refurbishment. The property has the following accommodation: kitchen, utility, sitting room, 3 bedrooms to the first floor and a family bathroom.

To the rear of the residential property there are a range of outbuildings, set within the grounds.

Planning

Outline planning permission was granted by Committee (Hinckley & Bosworth Borough Council) for the erection of up to 4 dwellings following the demolition of existing commercial buildings.

The Planning Application Number is: 24/00040/OUT.

Gross External Areas for the proposed dwellings are:

- 197.62 m²/2,127 sq ft
- 54.12 m²/582 sq ft
- 54.12 m²/582 sq ft
- 147.12 m²/1,583 sq ft

Access

The property is accessed off Shaw Lane.

193 Shaw Lane has the benefit of off-road parking.

Services

We understand that mains electricity, gas and water are all available.

However, purchasers should make their own enquiries regarding connectivity.

Title, Tenure and Possession

With regards to the Title, please contact the Ashby office for further details

Plan, Area & Description

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. The plan is for identification purposes only.

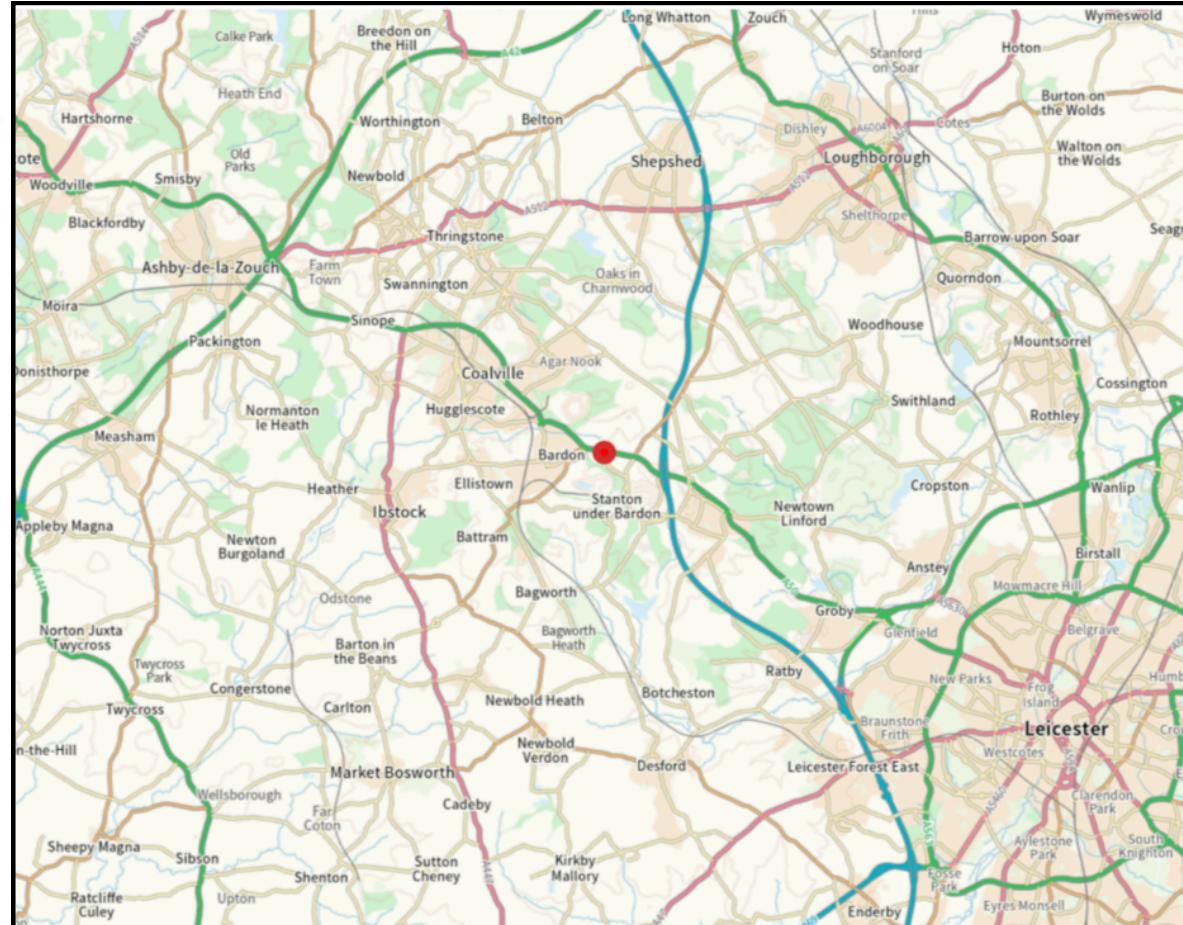
Viewing

Viewings are strictly by appointment only with Anna Meynell at Howkins & Harrison, please call direct on 01530 877 977 option 4.

Anti Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



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.

 **CONTACT US**

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