

Self Build Plot off St Georges Hill, Swannington, Coalville,
Leicestershire, LE67 8QU

HOWKINS & HARRISON

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An attractive development opportunity with outline planning permission for a self build single detached dwelling in the attractive village of Swannington.

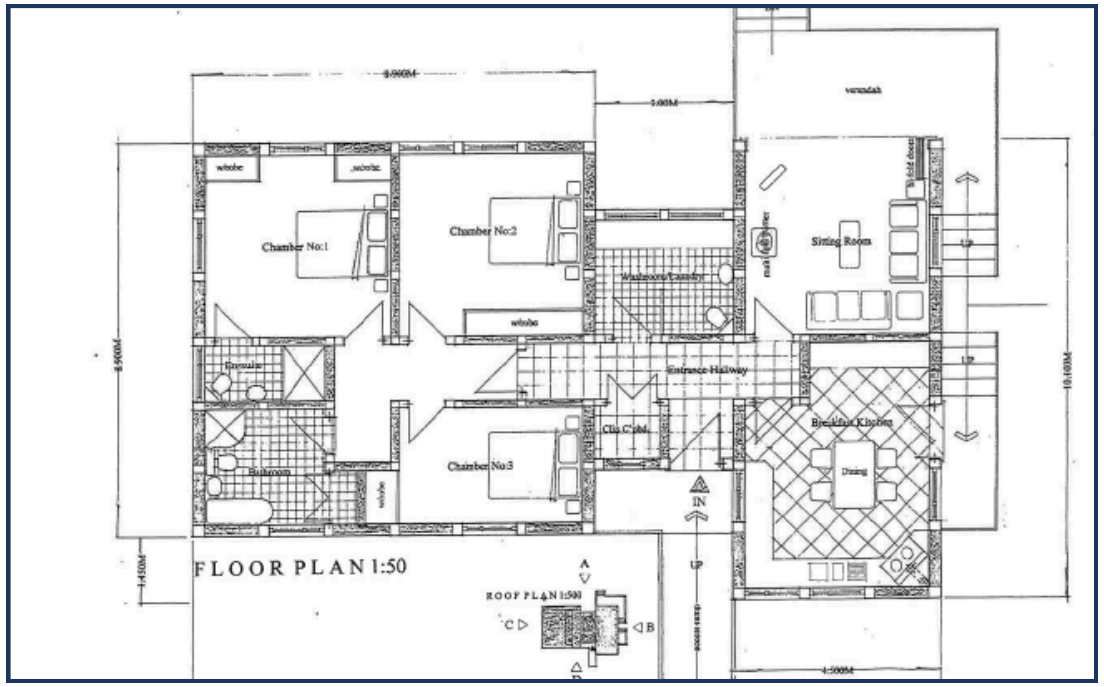
Features

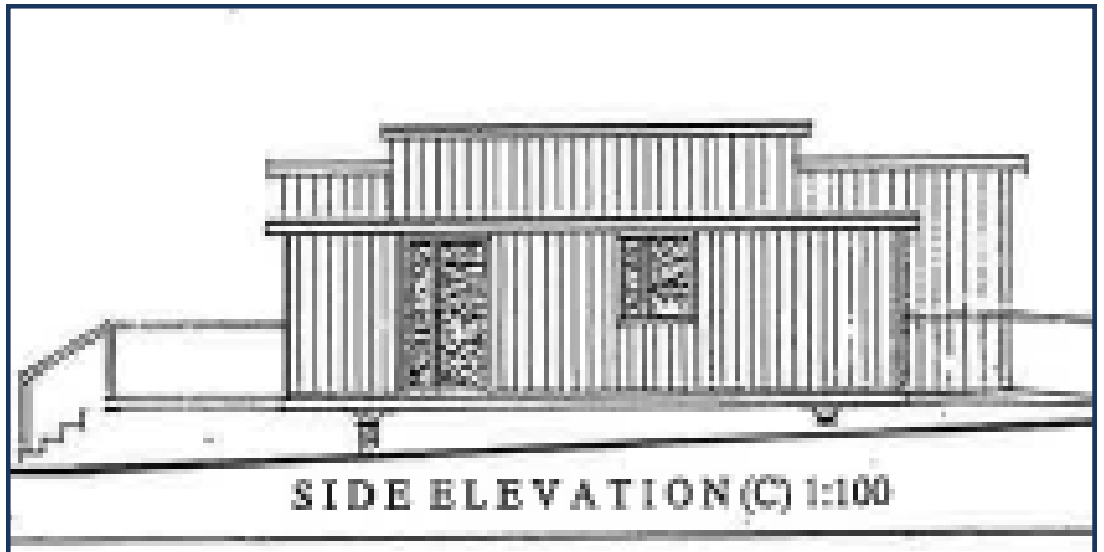
- Outline planning permission for a self-build detached dwelling
- Planning Ref: 23/01672/OUT
- Attractive village location in rural yet accessible location
- Well connected to nearby cities & towns

Location

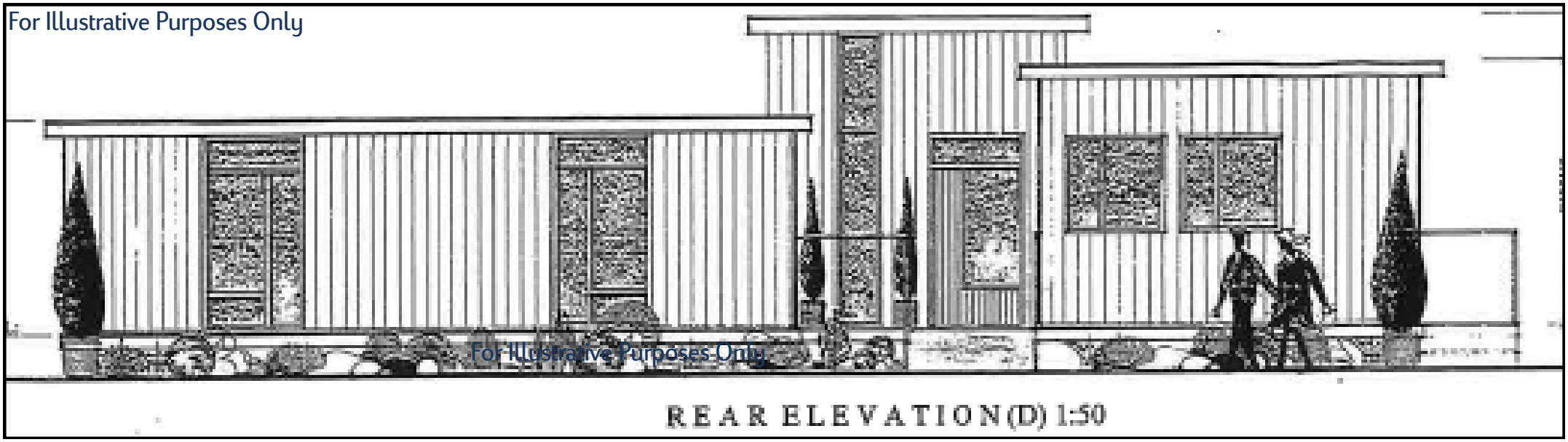
The property is situated off St George's Hill on the edge of the village of Swannington in Leicestershire. The property has easy access to local services and amenities in Swannington and a more comprehensive range of services and amenities in the nearby town of Coalville and Ashby de la Zouch.

Swannington has regular bus routes to Leicester, Swadlincote and Coalville. It is a short drive from the M1 and M42 and A46, good road links to Birmingham and Leicester.





For Illustrative Purposes Only



Travel Distances

- Coalville - 2 miles
- Ashby de la Zouch -4 miles
- Leicester - 15 miles
- Birmingham Airport - 30 miles

Description

The property comprises of a spacious plot extending to 0.36 acres in total. The property benefits from outline planning permission for a self build detached dwelling.

The outline planning has approval for site layout, a further application will be required for reserved matters. This must be submitted within 3 years of the date of the outline planning permission (12th September 2025). Full details are available on the North West Leicestershire District Council website.

As per the outline planning permission, the site layout has allowed for a 3 bedroomed bungalow with an approximate square footage of 1550 sq.ft

Planning

North West Leicestershire District Council - 01530 454545

Outline planning permission (23/01672/OUT - Erection of one self-build dwelling (outline - all matters reserved)).

Self-Build Requirements

The residential dwelling hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the Self-Build and Custom Housebuilding Act 2015 (as amended):

(i) The first occupation of the dwelling hereby permitted shall be by a person or persons who had a primary input into the design and layout of the dwelling;

(ii) The dwelling hereby permitted shall be occupied by that person or persons and their spouse, civil partner, partner and/or resident dependents (if applicable) as their principal private residence for a period of at least three years from the date of first occupation of the dwelling;

(ii) The Council shall be notified in writing of the person(s) who intend to take up first occupation of the dwelling hereby permitted at least two months prior to first occupation.

Reason: In order to secure the dwelling as a self-build dwelling and comply with the requirements of the Self-Build and Custom Housebuilding Act 2015 (as amended)

Access

The property is accessed directly off St Georges Hill.

Purchasers should be aware of the comments made by Highways on the outline application. Any works required to the access are to be completed at a cost to the purchaser.

Services

We understand that the property is not connected to any services. Purchasers are to make their own enquiries as to availability and connectivity of nearby services to the site.

Land Registry Title Number

LT282135

Tenure & Possession

The property is to be sold freehold with vacant possession on completion.

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.

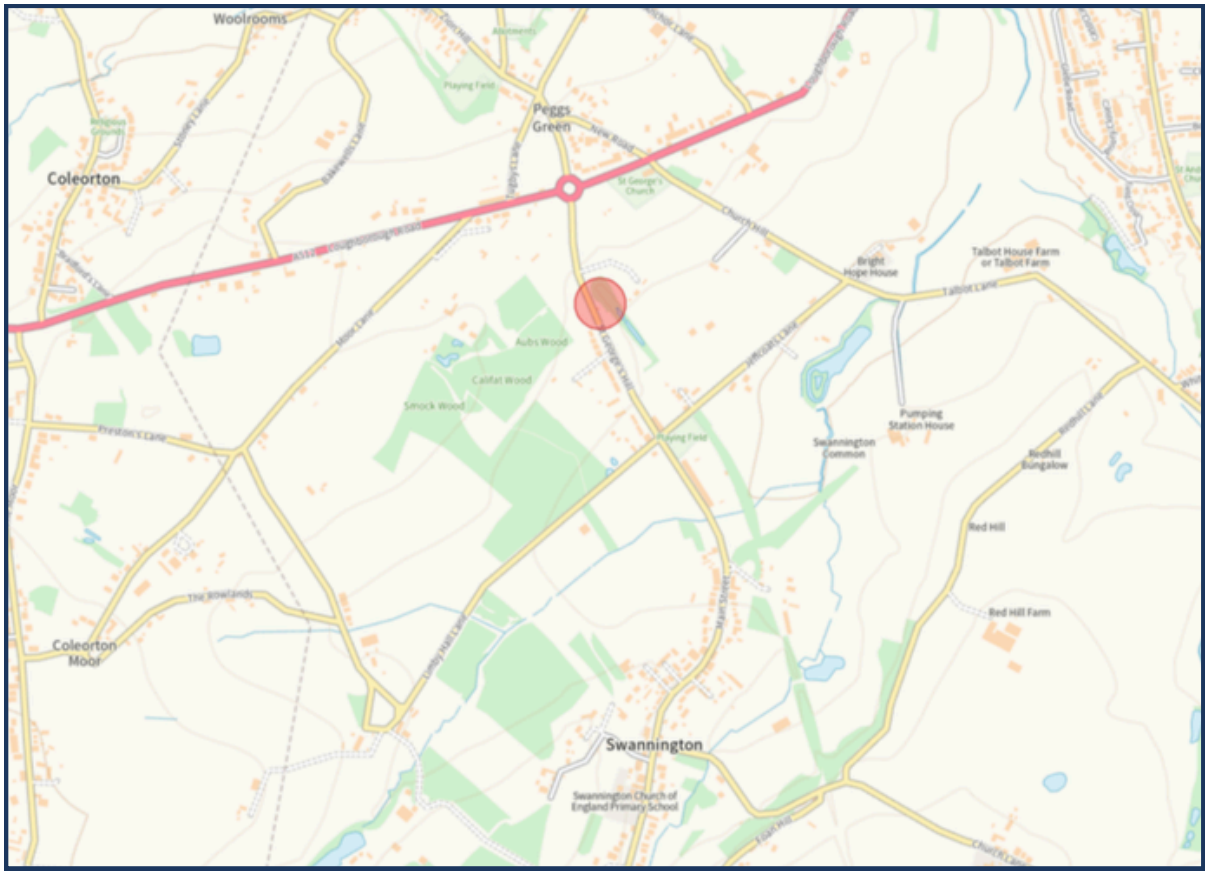
Viewing

Viewings are strictly by appointment only. Please contact Anna Meynell or Jake Lucas to arrange a viewing. anna.meynell@howkinsandharrison.co.uk/ jake.lucas@howkinsandharrison.co.uk

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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