



Smiths
your property experts

Building Plot

Main Street, East Leake

- Building plot located in the heart of East Leake
- Detailed planning permission granted for a 'Grand Designs' style home
- Four double bedrooms and four bathrooms

General Description

Smiths Property Experts offer to the market this exciting opportunity to create your own home in the heart of the highly regarded Rushcliffe village of East Leake. This is a building plot set behind the Main Street in a private location, with a driveway to the front and south-facing gardens to the rear.

Detailed planning consent has been granted for the erection of a 'Grand Designs' style village home with four double bedrooms, all with en-suites. Whilst internal layouts can be tweaked should the eventual purchaser wish, the property is set to be light-filled and spacious, extending to approximately 3,250 square feet over two floors, including the attached double garage and substantial carport. A large entrance hall leads in turn to a sitting room, and a stunning open-plan family living kitchen. There is also provision for a study, a downstairs WC, a utility room, and a boiler room.

There is a newly laid private shared driveway that the property will have the benefit of rights of access across, and the site has permission for electric gates to the front of the plot.

- Open-plan family living kitchen with a separate sitting room
- Gated driveway with a double garage and south-facing rear gardens
- Planning Reference 24/00810/FUL

Planning

Local Authority: Rushcliffe Borough Council. Planning Permission reference number 24/00810/FUL.

<https://planningon-line.rushcliffe.gov.uk/online-applications/applicationDetails.do?keyVal=SD7CL4NLKE000&activeTab=summary>

Services

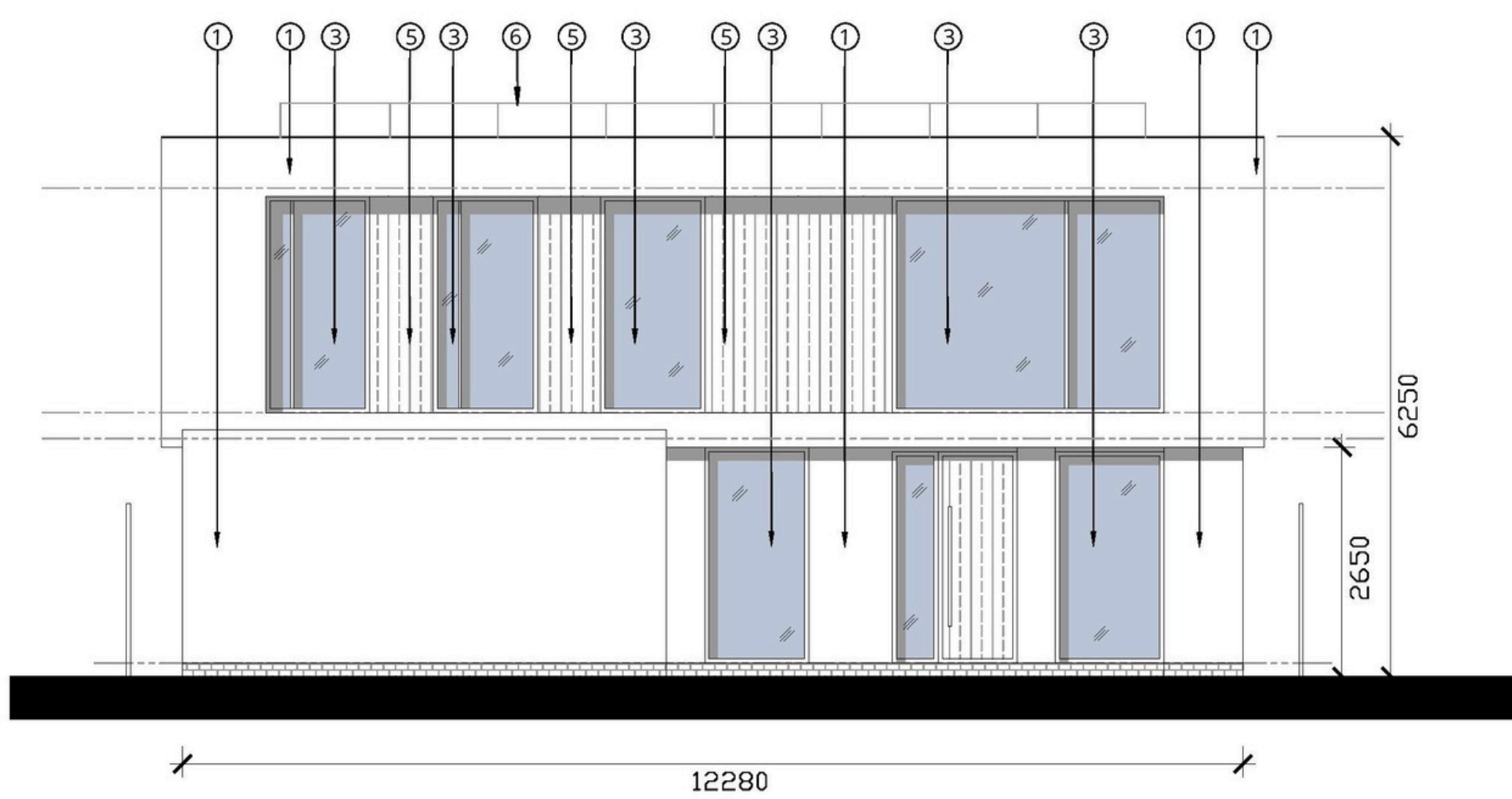
The site has mains drainage, water, and electricity. The design of the property lends itself to PV solar panel, air-source heat pump, and battery store installs, and as a result, it is not expected that main gas will be required.

Agents Note

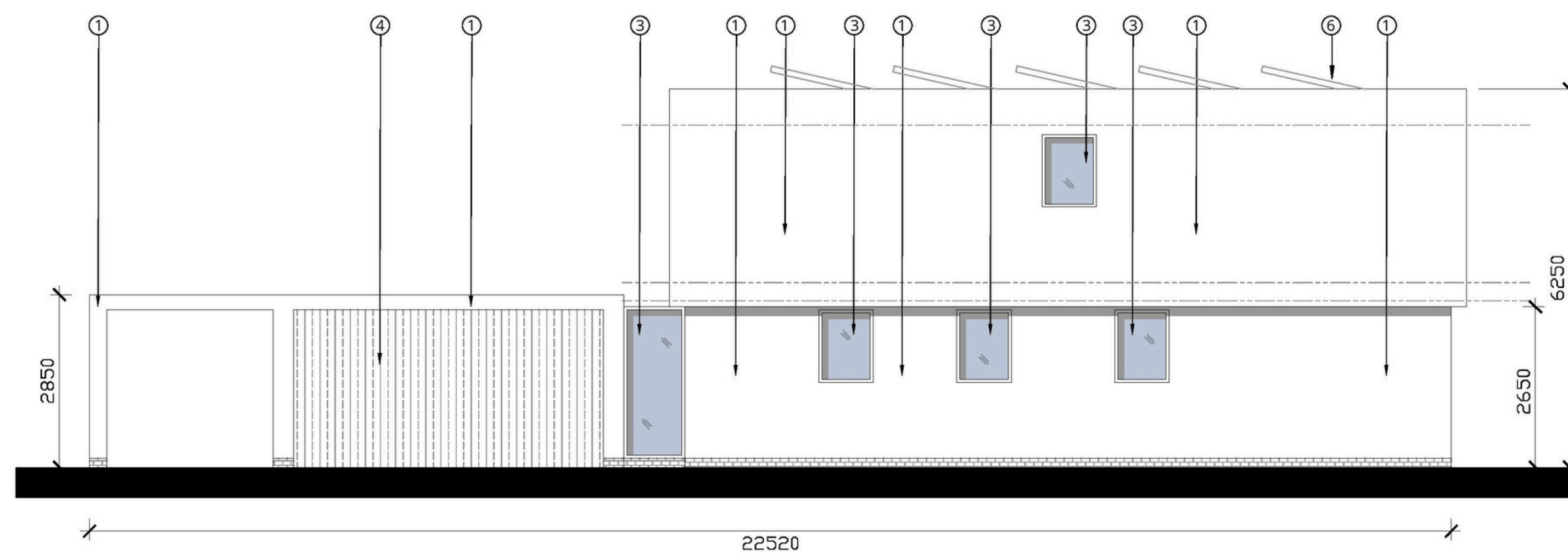
There is an option for the purchaser to contract with the seller, a local construction firm, to complete the build-to-shell and second fix, should they wish.

Enquire

Please register your interest with Smiths Property Experts by calling (01509) 278842.

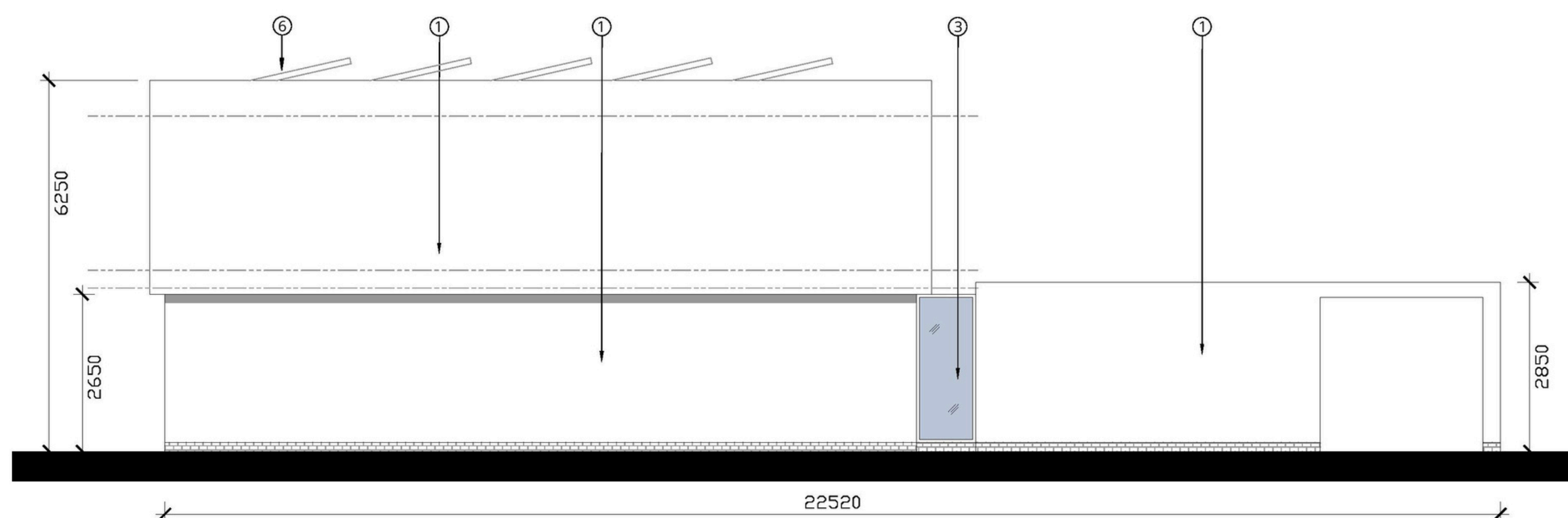


PROPOSED NORTH ELEVATION

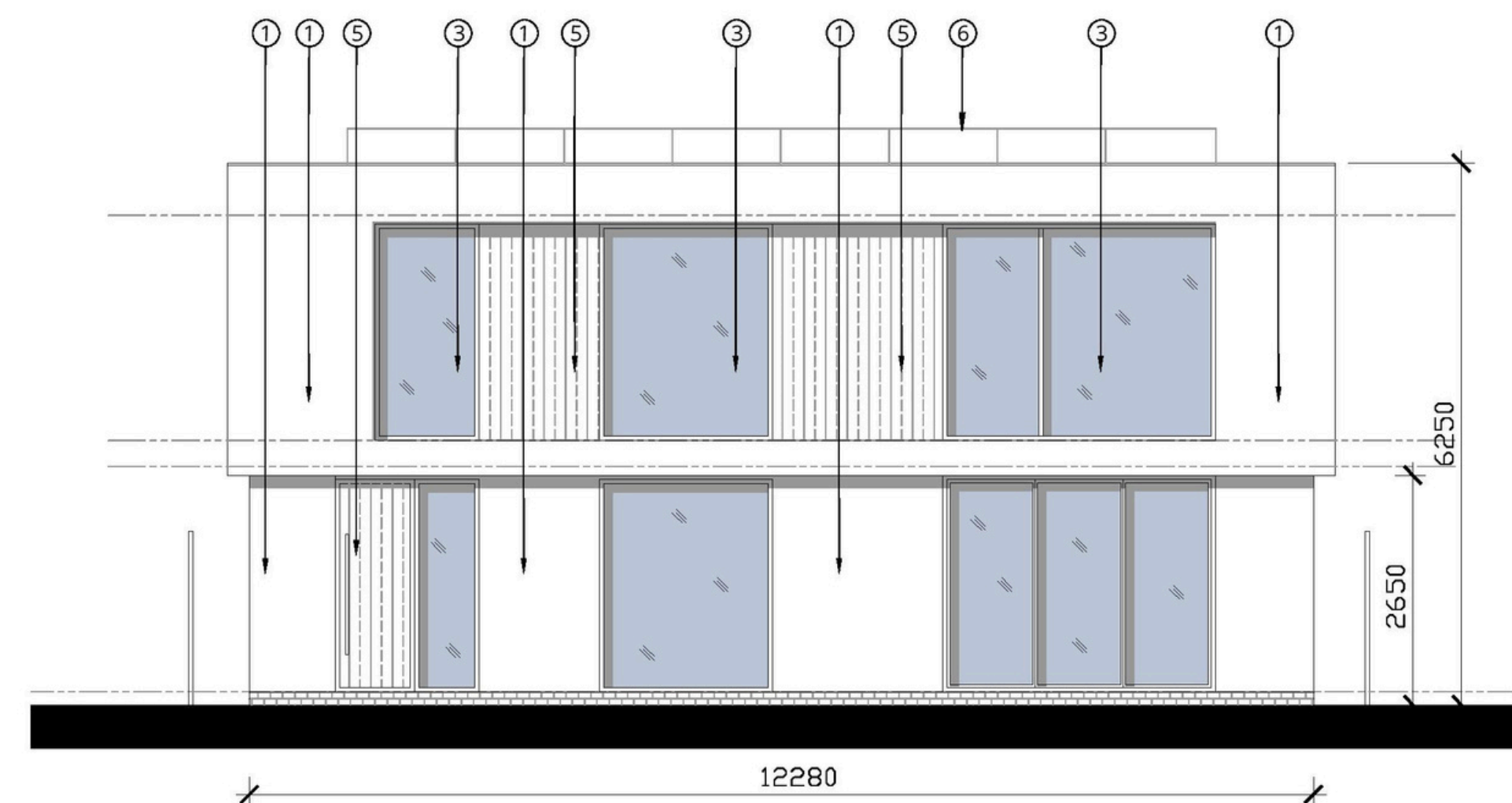


PROPOSED WEST ELEVATION

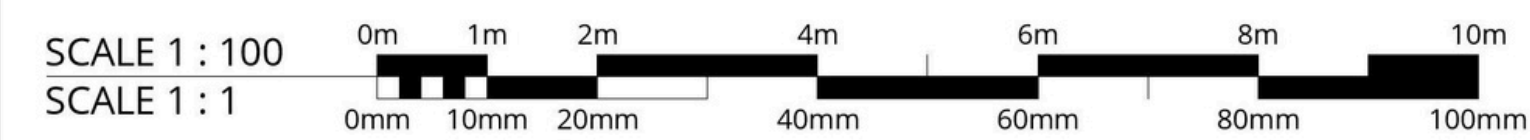
- ① WHITE RENDER
- ② VERTICAL COMPOSITE METAL CLADDING (DARK GREY)
- ③ ALUMINUM FRAMED WINDOW FINISHED IN BLACK
- ④ TIMBER GARAGE DOOR
- ⑤ TIMBER CLADDING
- ⑥ PV PANELS

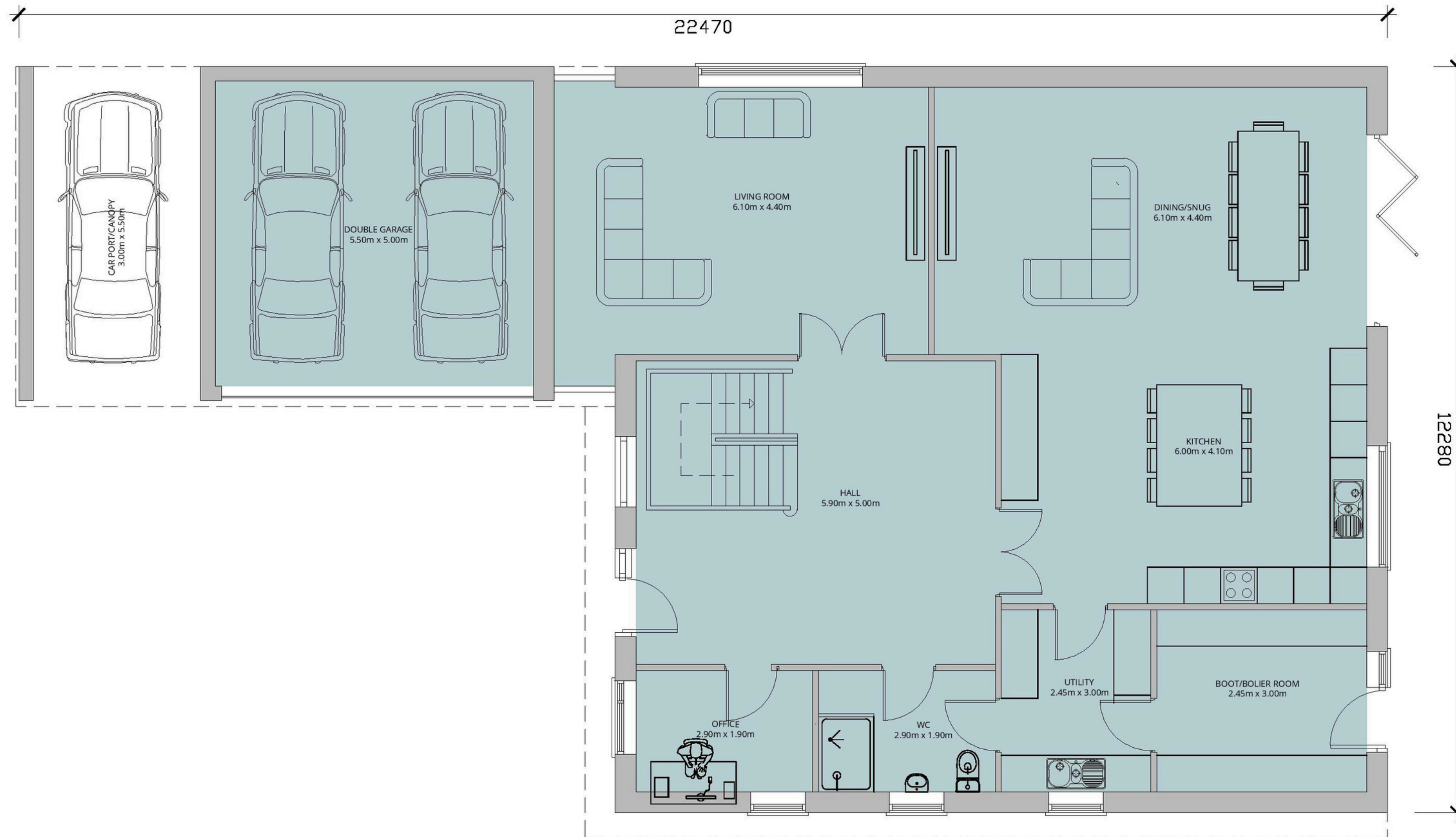
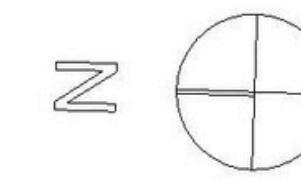


PROPOSED EAST ELEVATION

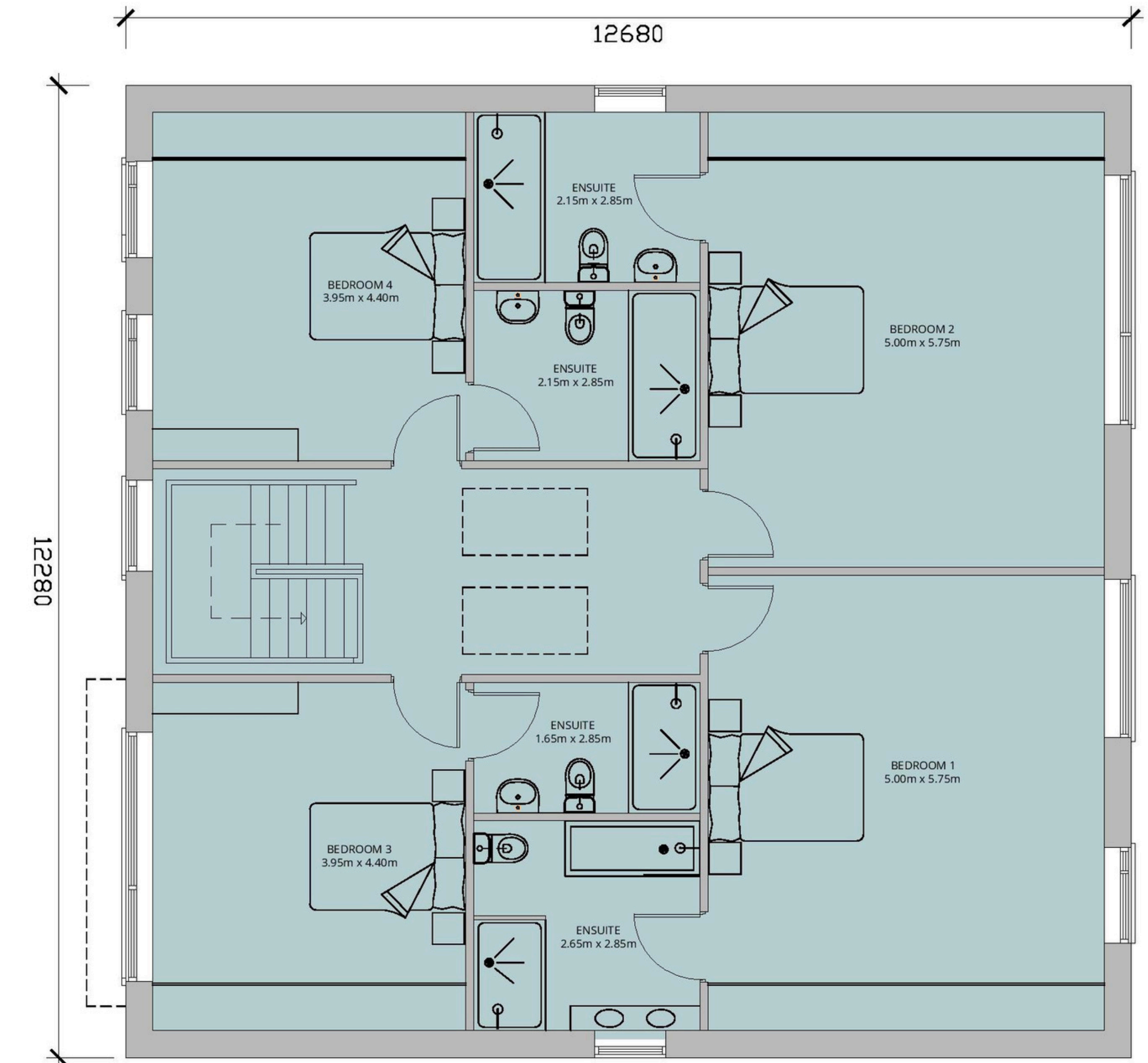


PROPOSED SOUTH ELEVATION



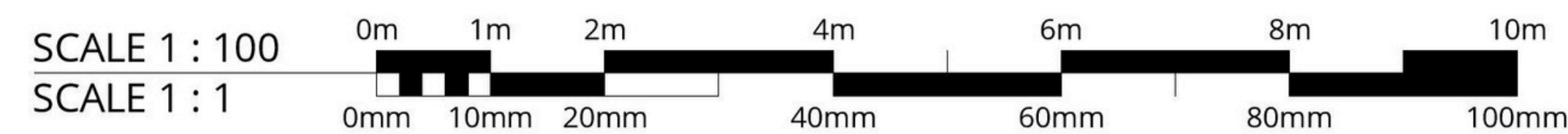


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTE:
ALL DOORS 900MM WIDE FOR ACCESSIBILITY
DOWNSTAIRS WC FITTED WITH ACCESSIBLE SHOWER AND TOILET
ALL THRESHOLDS LEVEL ACCESS FOR ACCESSIBILITY PURPOSES



Church

DE FERRES CL

37

39

MAIN STREET



14
PH

22

30

34

Church

3687

6184

3870

5808

7000

1000

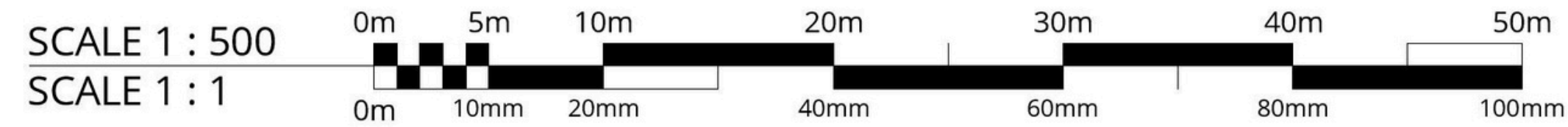
7a

11
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Tel Ex

8

Brookside
Bungalow





Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Plans are provided for general guidance and are not to scale. The current plans are subject to change. The images are an artist's impressions only and the final properties may look slightly different. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



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