



Land off St George's Hill, Swannington,  
Coalville, Leicestershire, LE67 8QU

HOWKINS &  
HARRISON

## Land off St George's Hill, Swannington, Coalville, Leicestershire, LE67 8QU

An attractive development opportunity and 1.5 acres of pasture land available in two lots as follows:

Lot 1 - Development land with outline planning permission for up to 14 dwellings  
(Ref: 23/01390/OUTM)

Lot 2 - Pasture land extending to 1.5 acres (0.6 hectares)

### Features

- Development site
- Outline planning permission for 14 dwellings
- 1.50 acres pasture land with road frontage
- Large village location

### 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.





## Travel Distances

- Coalville - 3 miles
- Ashby de la Zouch - 4 miles
- Leicester - 15 miles
- East Midlands Parkway - 15.5 miles

## Description

The site extends in total to 2.70 acres and comprises of a block of pasture land with direct access off St George's Hill.

The property is split into 2 Lots as follows:

Lot 1 – 1.20 acres (0.5 ha) of pasture land with outline planning permission for up to 14 dwellings (as shown edged red on the sales plan)

The outline planning permission comprises of a mix of market and affordable housing. Full details can be found on the North West Leicestershire District Council's website with the following reference: 23/01390/OUTM

The proposed housing types are as follows:

No of Plots	No of Beds	GIA m2	GIA ft2
1	4	110	1184
1	3	100	1074
6	3	94	1011
4	2	79	850
2	2	70	753

There are 4 affordable home ownership (AHO) houses within the proposed development. It has been agreed with NWBC they will be as follows:

- 1 x 2 bed person houses as First Homes
- 1 x 2 bed houses as First Homes, Discounted Open Market Shared Ownership or Rent to buy
- 2 x 3 bed 5 person houses or 2 x 2 bed 4 person bungalows (as Social Rented or Affordable Rented)

## Lot 2

1.5 acres (0.6 hectares) of pasture land with direct access onto St George's Hill (as shown in Blue on the sales plan)

Please note: Lot 2 does not have the benefit of planning permission REF 23/01390/OUTM.

Lot 2 has potential for alternative uses, subject to obtaining the necessary planning consent.

## S106 Agreement

Lot 1 is sold subject to the S106 agreement and will be the responsibility of the purchaser upon completion of the sale. Further details are available on North West Leicestershire District Council's website.

## Planning

North West Leicestershire District Council - 01530 454545

Outline planning permission reference: 23/01390/OUTM.

## Access

The property is accessed directly off St George's Hill.

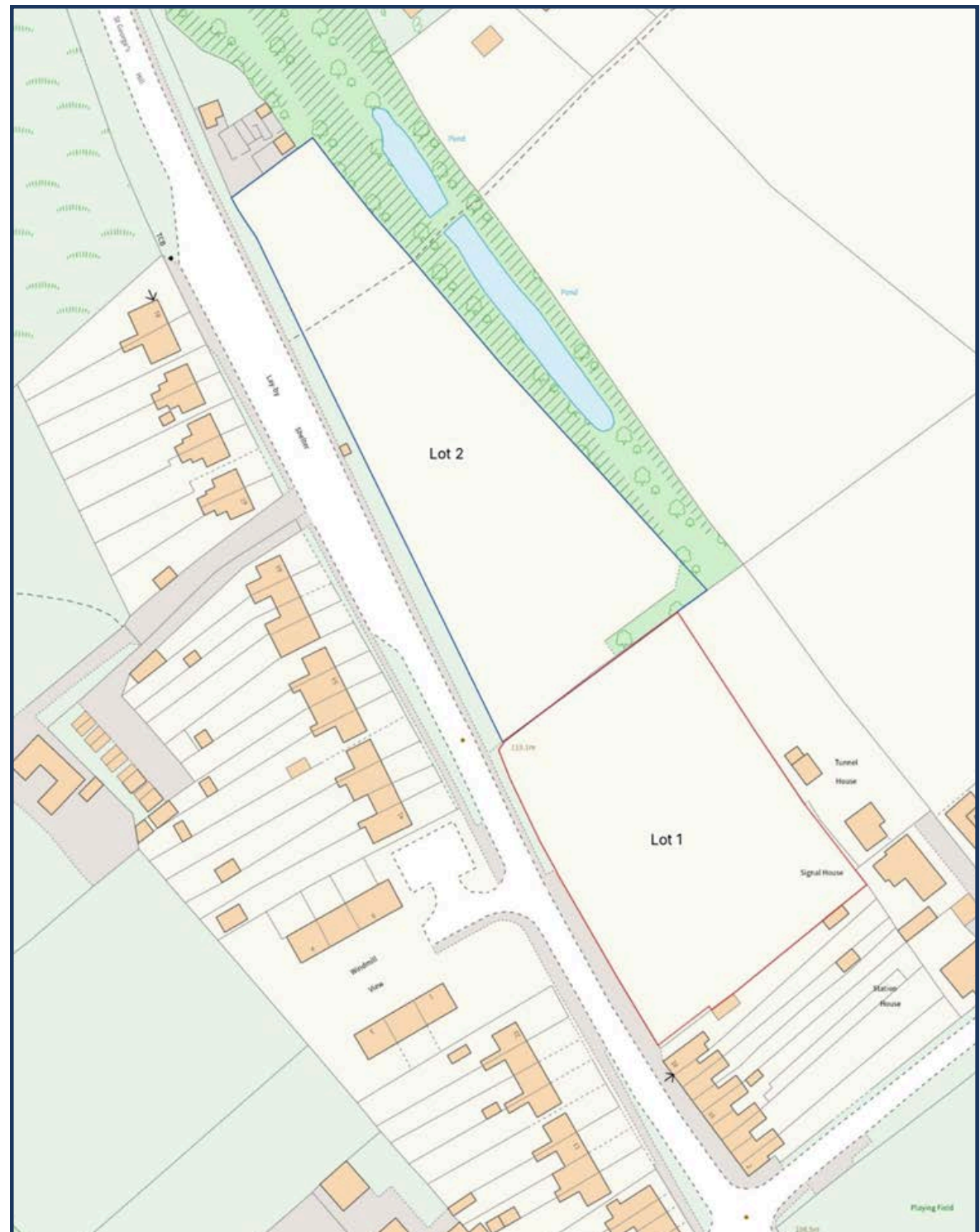
Lot 2 will benefit from a right of way through Lot 1, it will also have direct access from St George's Hill.

## Overage

Lot 2 will be sold with an overage clause as follows:

The land will be sold with an overage clause which will reserve 30% of any uplift in value attributed to any change of use or planning permission on the land for a period of 25 years.

For the avoidance of doubt, the overage clause will not be triggered by any agricultural, equestrian, environmental or forestry uses, but would for solar, wind or built development.





Windmill View

Tunnel House

Station House

THE SIDING

Indicative Storm Water Attenuation

Plot 7 (1 unit 2 garage)

Plot 6 (1 unit 2 garage)

Plot 5 (1 unit 2 garage)

Plot 4 (1 unit 2 garage)

Plot 3 (1 unit 2 garage)

Plot 2 (1 unit 2 garage)

Plot 1 (1 unit 2 garage)

Plot 8 (1 unit 2 garage)

Plot 9 (1 unit 2 garage)

Plot 10 (1 unit 2 garage)

Plot 11 (1 unit 2 garage)

Plot 12 (1 unit 2 garage)

Plot 13 (1 unit 2 garage)

Plot 14 (1 unit 2 garage)

53

14

6

3

1

23

18

## Services

We understand that there are no services connected to the property. Purchasers are to make their own enquiries as to connectivity for the site.

## Tenure & Possession

The property is to be sold freehold with vacant possession on completion. The property falls under the Land Registry Title LT517390

## 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

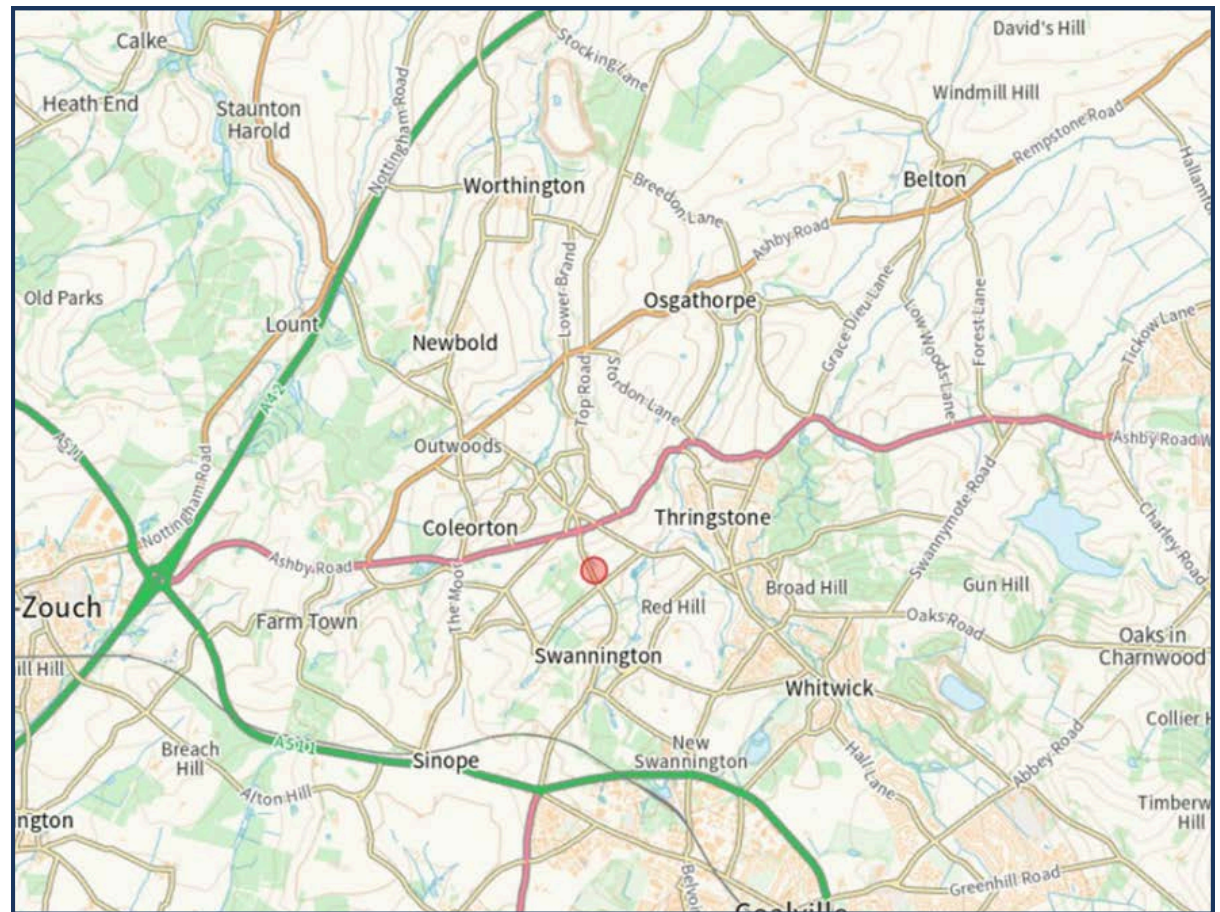
Viewings are strictly by appointment only.

Please call direct on 01530 877 977 option 4 or email [anna.meynell@howkinsandharrison.co.uk](mailto:anna.meynell@howkinsandharrison.co.uk)

## 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.



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