



Development Opportunity, The Rowans Loughborough Road

Thringstone | LE67 8LS | Guide Price £375,000 - £385,000

**ROYSTON
& LUND**

- Land For Sale: Guide Price £375,000 - £385,000
- Planning Permission Granted for Three Individual New-Build Homes
- Plot 1 Offers Flexible Two/Three-Bedroom Accommodation
- Each property is planned with private garden space, access and parking
- No Upward Chain
- Residential Development Opportunity in Thringstone
- Designed by Award-Winning David Granger Architectural Design.
- Plots 2 and 3 Comprise Individually Designed Three-Bedroom Bungalows
- Close to Numerous Amenities
- Site Viewings Recommended





*** Land for SALE £375,000 - £385,000 ***

The Rowans development presents a unique opportunity to create an exclusive scheme of three individually designed homes in a tree-lined setting within the village of Thringstone, adjoining open countryside. Designed by the award-winning David Granger Architectural Design, the site benefits from detailed planning approval and is available as a whole. Individual plots may also be purchased, subject to an adjustment in price.

Plot 1 is designed as a distinctive two-storey home offering flexible two or three-bedroom accommodation. The ground floor features an impressive open-plan kitchen, dining and sitting area, alongside a utility room and WC. A generous double bedroom has a private en-suite, while a separate lounge/study could serve as a third bedroom. Upstairs, the principal suite includes a dressing area and en-suite bathroom. Designated parking is also included.

Plots 2 and 3 each have approval for a unique, single-storey three-bedroom home. Both layouts provide contemporary open-plan living, with a spacious kitchen and dining area flowing into the sitting space and opening onto the garden. Each property also includes a pantry, utility area, principal bedroom with en-suite, second double bedroom, flexible third bedroom or study, and family bathroom.

Located close to the junction of Loughborough Road and Henson's Lane, the development has good pedestrian links and access to a local bus route. Thringstone offers a Co-op convenience store, an award-winning fish and chip shop, pubs and restaurants, with open countryside nearby.

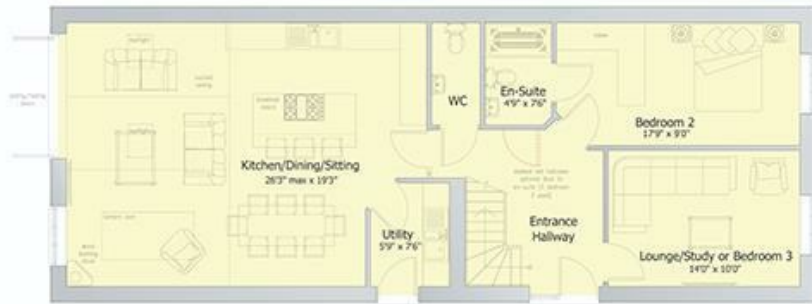
**Buyer's Note: A foul drain connection has already been installed through the adjoining property, The Rowans. A number of trees on the site are protected by Tree Preservation Orders (TPOs). Further details are available on request.

*Planning Application Reference: 25/01734/FUL - North West Leicestershire District Council is for 103 Loughborough Road, Thringstone, Coalville, Leicestershire.

DETAILED PLANNING PROPOSALS - SITE AND ROOF PLAN AND STREET SCENES

PROPOSED RESIDENTIAL DEVELOPMENT - LAND ADJACENT THE ROWANS 103 LOUGHBOROUGH ROAD - THRINGSTONE - LEICESTERSHIRE





PLOT 1 Ground Floor - 1450ft



PLOT 1 First Floor



PLOT 2 - 1050ft



PLOT 3 - 1050ft

DETAILED PLANNING PROPOSALS - PLOTS 1, 2 & 3
Proposed Residential Development
Land Adjacent - The Rowans 103 THRINGSTONE LEICESTERSHIRE



EPC

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