

Alexanders
MarketMakers.

Hill Street
Donisthorpe

- Substantial plot with planning permission
- Full planning for three detached homes
- Proposed plans of over 2,000 square feet each
- Popular village location with an array of amenities
- Ideal location with good transport links
- Multiple local schooling options
- Planning reference: 23/01242/OUT
- Tenure: Freehold

An exceptional opportunity to acquire a substantial development plot in the sought-after village of Donisthorpe, benefitting from outline planning permission for the construction of three impressive detached executive residences.

Positioned within an attractive semi-rural setting, the site enjoys an excellent balance of countryside surroundings and everyday convenience.

Donisthorpe offers a welcoming village environment with a range of local amenities close at hand, including schooling, shops, leisure facilities, woodland walks, and nature parks, creating a desirable location for family living.





Planning
Outline planning consent has been granted for three substantial detached homes arranged side-by-side and approached via a sweeping shared driveway. Full details can be viewed through North West Leicestershire District Council under application reference 23/01242/OUT.

The approved scheme proposes three contemporary family homes extending to approximately 2,000–2,400 square feet each, designed to provide spacious and versatile accommodation, with four bedrooms, attractive modern living spaces, and thoughtfully proportioned layouts. Externally, each property is set to benefit from generous gardens, together with off-road parking and garaging provision for up to three vehicles.

The site presents a compelling opportunity for developers, investors, or self-build purchasers seeking a well-positioned project in an increasingly desirable location. In our opinion, the anticipated completed value of each dwelling is expected to be in the region of £750,000, subject to final specification and market conditions.

A rare opportunity to secure a ready-to-progress development site with excellent future potential in an established village setting.

AI Rendering
The image provided is an AI-generated rendering, intended to illustrate the potential outcome of the proposed development once construction is complete. It has been created for indicative purposes only, offering a visual representation of the design, scale, and overall aesthetic, and may be subject to change.

Method of Sale:
The property is offered for sale by Private Treaty.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
There are currently no services connected to the land. It is believed services are available from the road however purchasers are to make their own enquiries.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

The copyright of this drawing is vested in S & S Architecture (Ashby) Limited and should not be reproduced, copied or used for any other purpose than that it is intended for without the prior written consent of S & S Architecture (Ashby) Limited.

DO NOT SCALE THIS DRAWING. Use figured dimensions only and report any discrepencies to S & S Architecture (Ashby) Limited immediately.

Proposed Block Plan - 1:200 @ A1



Outline Planning Drawing

PROPOSED RESIDENTIAL DEVELOPMENT OF 3 NEW BUILD PROPERTIES
Land adj: 10 Hill Street, Donisthorpe, Swadlincote, Derbyshire, DE12 7PL

Indicative Site Section - 1:200 @ A1

North - South



Datum - 75.00

Schedule

- 3 number proposed new 4 bedroom detached 2 storey executive traditional style properties with individual garaging and off-street car parking
- Exts. detached 2 storey property (number 10) to be retained, served via exts. vehicular access off Hill Street
- New access driveway to be provided from adjacent carriageway adjacent to exts. access point to serve new plots 1, 2 & 3, min 5.25m wide - all in accordance with Leicestershire County Council Highway recommendations and standards
- New driveways to be surfaced in permeable hard surface finish and block paved feature areas where shown
- Domestic refuse bin and re-cycling collection area located adjacent to main entrance access point

Estimated Floor Areas:-

- 2000 -2400 sq.ft approx nett internal per unit excluding garaging
- New car parking spaces and garaging to serve each new dwelling, min 3 spaces per 4 bedroom unit
- Site area:- 2375 sq.m approx

Indicative Site Section - 1:200 @ A1

East - West



Datum - 75.00

Location Plan - 1:250 @ A1



Indicative Site Section - 1:200 @ A1

East - West



Datum - 75.00

Proposed New Build Residential Development;

Land adj: 10 Hill Street, Donisthorpe, Derbyshire, DE12 7PL

Please Note

This details provided are intended for outline planning purposes only. Written approval is to be granted from S & S Architecture (Ashby) Limited prior to the use of these details for any other purpose than that specified.

This drawing forms part of a set and is to be read in conjunction with additional existing site survey drawings supplied by Axis Surveys Limited.

Revisions

A 05.01.2023 Amendments made to submitted drawing following comments from local authority planning officer and also county highways department

A 16.02.2023 Vehicular visibility splay amendments made to submitted drawing following latest comments from county highways department

S & S Architecture (ASHBY) Limited

21 Hackett Close, Ashby-de-la-Zouch, Leicestershire, LE65 2NF

Client: Mr C Davies

Drawing Name: Outline Planning Drawing

Scale: As Stated

Date: September 2023

Drawing Number: SSA.2023.130-001A



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