



Building Plot Netherby House Huncote
Road,
Croft, LE9 3GU



LOCATION

The building plot is located on the edge of Croft, a popular village approximately 9 miles south west of Leicester City centre. There are a good range of amenities in the village including shops and a primary school. Croft is exceptionally well located for access to the motorway network via Junction 21 on the M1 (8 miles) and there are fast train services to London. It should be noted at Junction 21 you will find Fosse Park, which is considered to be one of the best shopping centres in the Midlands.

PLANNING PERMISSION

Planning permission (23/0476/FUL) was granted on appeal on the 26 April 2024 for the erection of a two storey detached dwelling and detached garage to the south of Netherby House Consent has subsequently been amended on 10 February 2025 with an improved access being secured.

VIEWINGS

Viewings are strictly by appointment with the Agent. All enquiries should be directed to Anthony Fox - anthony@foxcountryproperties.co.uk.

SERVICES

We understand that mains water and electricity are available to be connected to the site. The purchaser will be responsible for checking the location and adequacy of these services.

IMPORTANT NOTE

It is essential that interested parties are fully aware of all the conditions in the Consent before making an offer. Copies of the Planning Consent are available from the Agent or can be accessed on the Blaby District Council website.

In addition to the conditions in the planning consent the following obligations will be included in the contract.

1. The purchasers will only be permitted to build one house on the plot.
2. A fence separating the plot from Netherby House to a specification to be agreed with the vendor must be constructed within 28 days of completion.
3. No building works on the site are permitted on Sundays.
4. The house must be completed within two years of the sale completion date.
5. As the site adjoins the owners home any amendments to the plans must be approved by them.



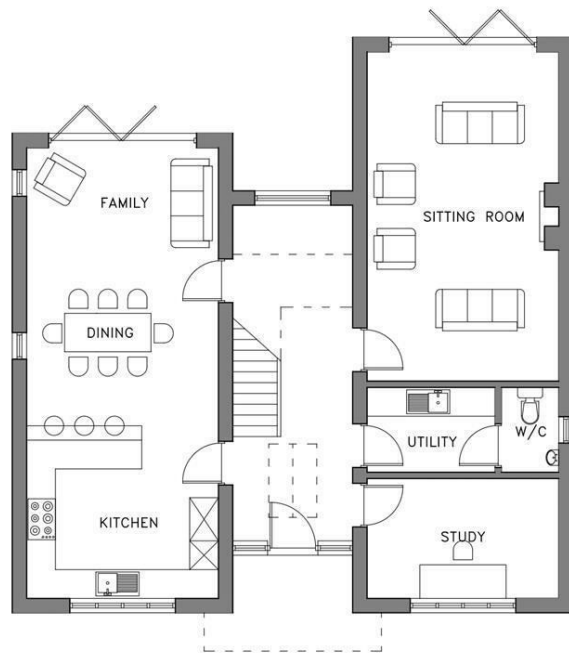
Front Elevation



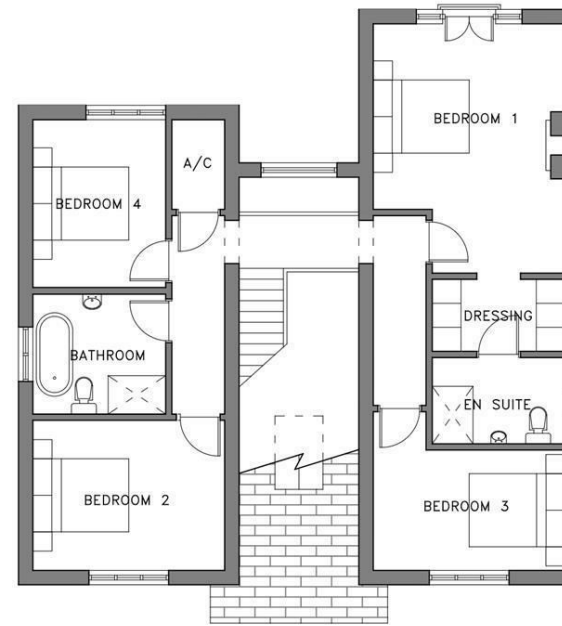
Rear Elevation







Ground Floor



First Floor



Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk