



GUIDE PRICE: £220,000

PLOT NEXT TO 44 NEWBOLD ROAD, DESFORD, LEICESTER

REZIDE





- Approx. 200 sq mtr
- Located on Newbold Road, Desford
- Full Planning Permission
- Detached Residence
- Beautiful Open Countryside Views
- Charming village location



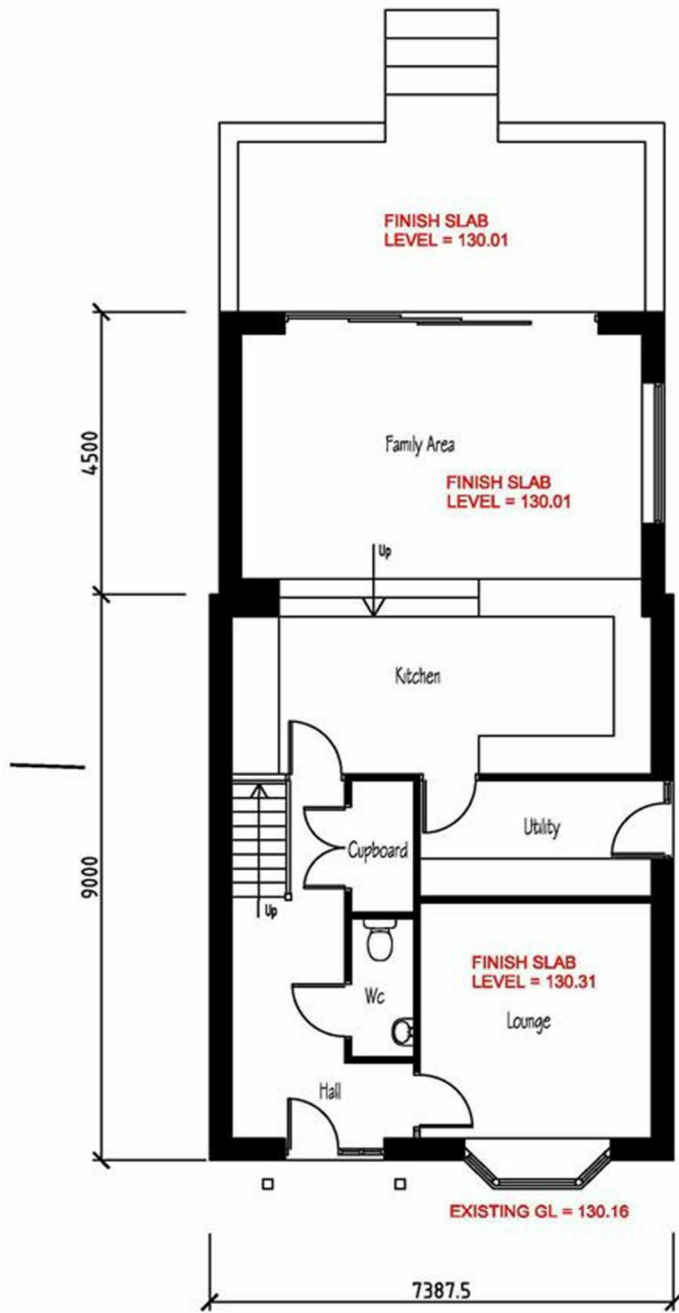
A prime development opportunity on Newbold Road, Desford, comprising a single building plot with full planning permission for the erection of a detached contemporary family home extending to approximately 200 sq m. The site enjoys open countryside views to the rear and is situated within a sought-after village location.



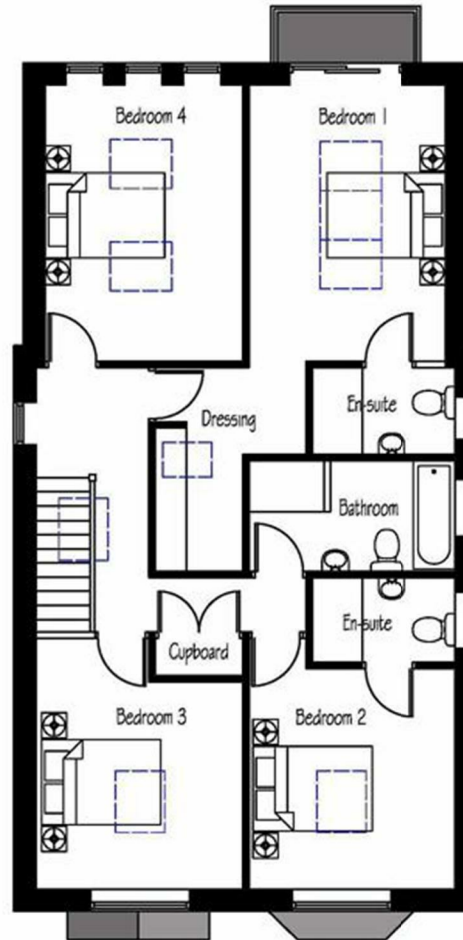


Planning Permission - Further details can be found by visiting the Hinckley & Bosworth Planning portal using REF - 24/00384/FUL.

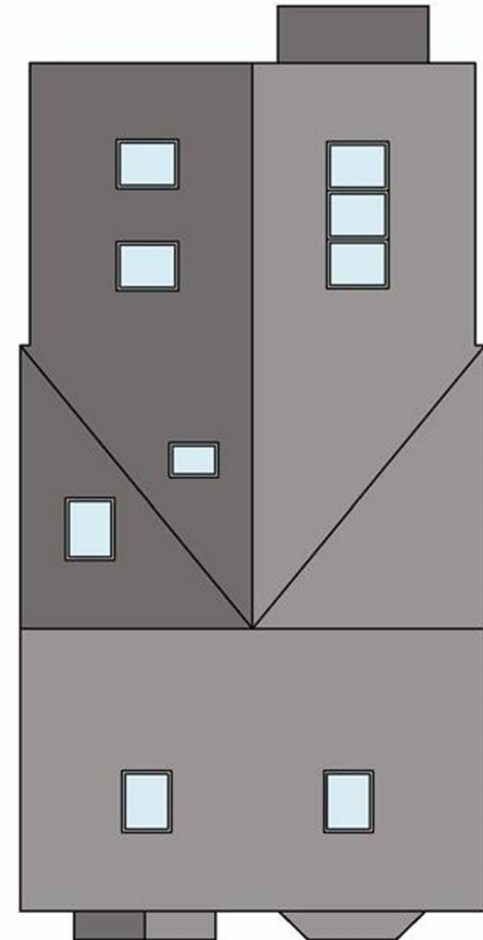




Proposed Ground Floor Plan



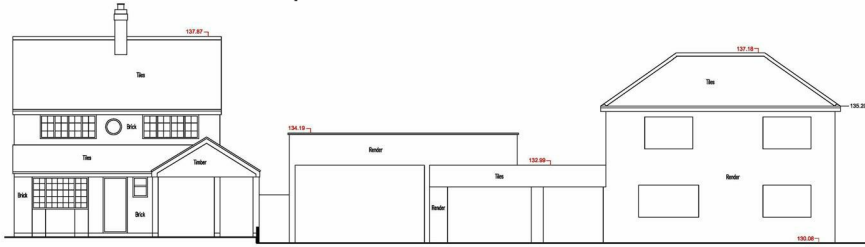
Proposed First Floor Plan



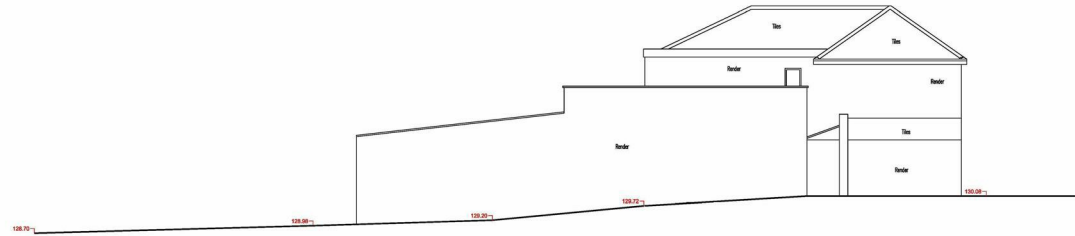
Proposed Roof Plan

1. Drawings copyright of © Architectural Vitadesigns Ltd
2. Drawings not to be used without written consent.
3. Planning drawings should not be used for the purpose of construction or working drawings.
4. Building Regulation approved drawings are not construction or working drawings.
5. All dimensions must be checked and verified on site before commencing works.
6. OS data may have been used for the purpose of a Planning submission.
7. Do not scale from the drawings.

Revisions		
Rev.	Date	Comments



Existing Street Scene



Existing Indicative Side Elevation



Proposed Street Scene



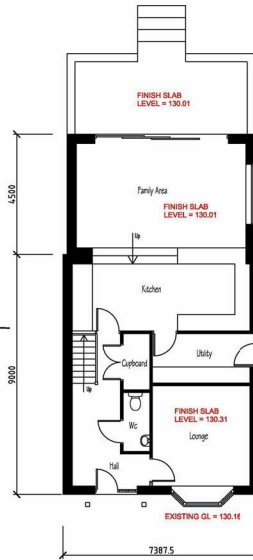
Proposed Indicative Side Elevation



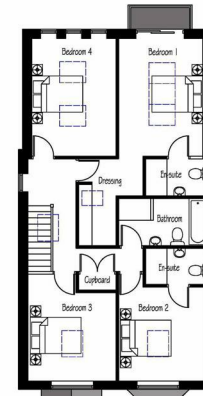
Proposed Rear Elevation



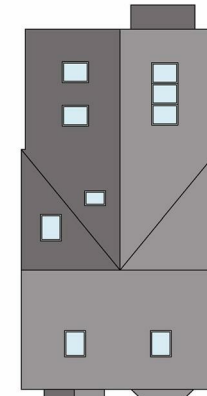
Proposed Side Elevation



Proposed Ground Floor Plan



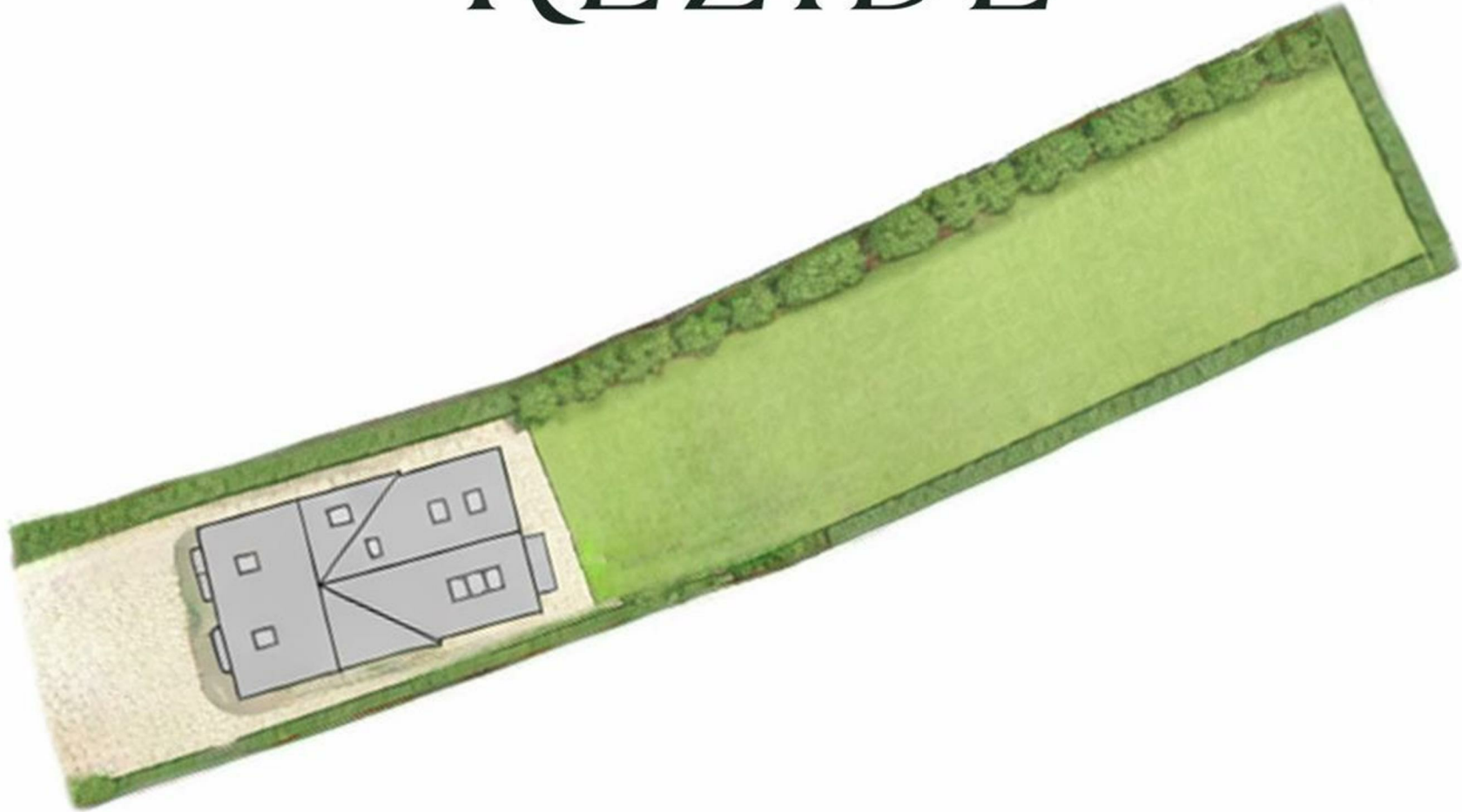
Proposed First Floor Plan



Proposed Roof Plan



REZIDE

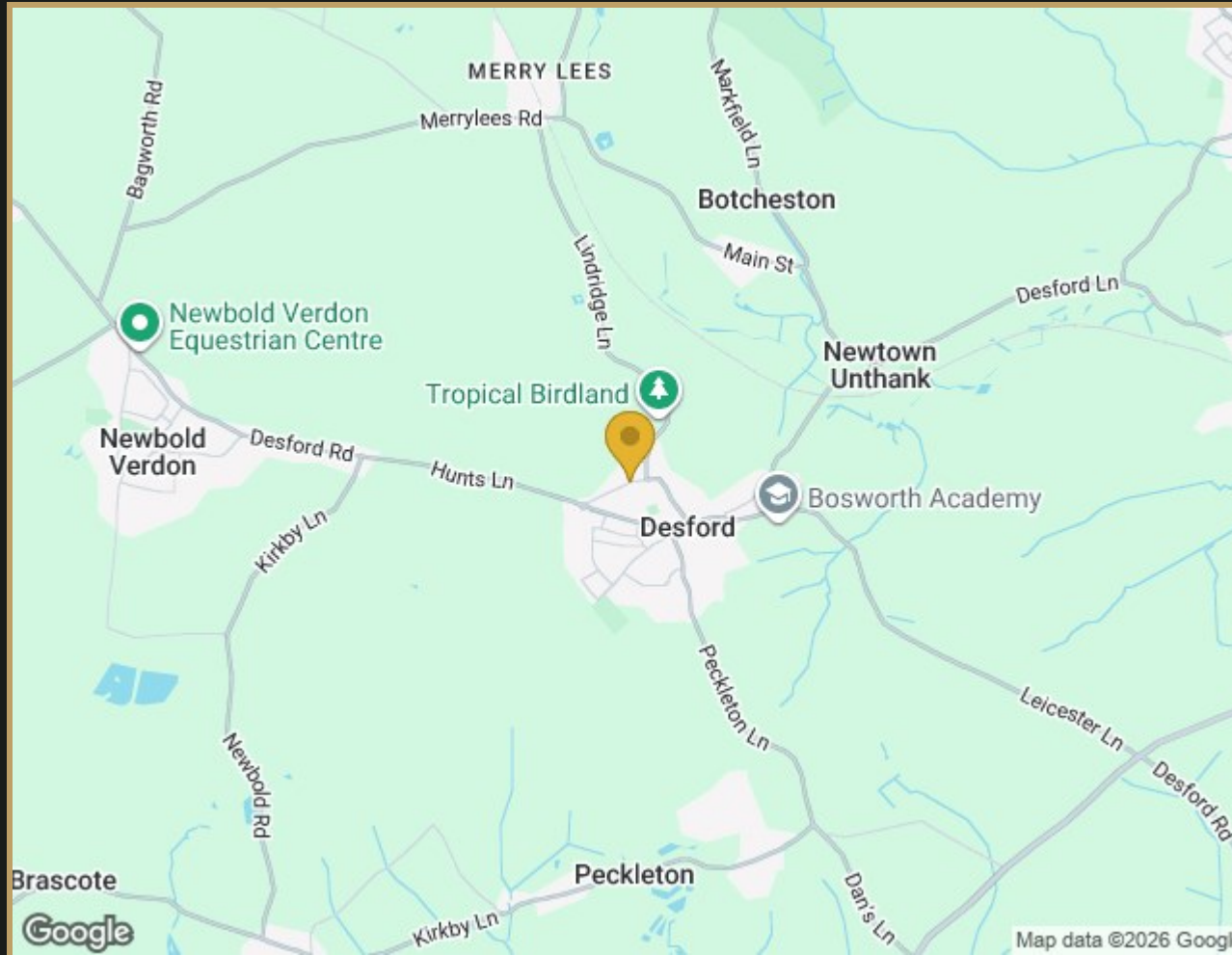


Site Plan

For identification purposes only. Not to scale.

Property Location

Plot next to 44, Newbold Road, Desford, Leicester, Leicestershire, LE9 9GS



Located on Newbold Road in the sought-after village of Desford, this property enjoys a peaceful yet well-connected setting surrounded by attractive countryside and established residential homes. Desford is known for its strong sense of community, local amenities, and convenient access to nearby centres such as Leicester and Hinckley. With a blend of rural charm and everyday practicality, the area offers an appealing lifestyle for families and professionals alike, combining scenic surroundings with excellent transport links and schooling options.