



Outline Planning Permission for 3 dwellings off Swebstone Road, Heather, Coalville, Leicestershire, LE67 2RE

HOWKINS &
HARRISON

Building plots off Sweystone Road, Heather, Coalville, Leicestershire

An attractive development opportunity in a popular village location.

Travel Distances

Ibstock:	1.3 miles
Coalville:	4.4 miles
Ashby de la Zouch:	5.6 miles
Leicester:	14.8 miles

Airports

Nottingham East Midlands Airport:	16.7 miles
Birmingham:	27.1 miles

Schools

Ashby Grammar School:	5.7 miles
Manor House School:	6.6 miles
Twycross House School:	6.6 miles



Location

The property is situated in the village of Heather in North West Leicestershire, situated 1.3 miles to the west of Ibstock and 5.6 miles to the south of the market town of Ashby de la Zouch. The property is within easy access of major road networks such as the A42 with junction 11 6 miles away and junction 22 of the M1 6.5 miles away.

Heather has a Primary School, village shop, and public house. More extensive services can be found in the nearby towns of Ibstock, Coalville or Ashby de la Zouch where there are supermarkets, high street shops, boutique clothing shops, butchers and restaurants.

Description

The property is situated off Swepestone Road and comprises of the land shown edged red on the plan. The site has recently been granted Outline Planning Permission for 3 dwellings.

The property would suit a developer wishing to build high quality houses in a well connected sought after village location.

Detail

The property previously formed part of a working farmyard and has some brick work remaining. The site is bordered by housing to three sides and by Swepestone Road to the North.

The outline planning permission on the site is for 3 detached dwellings with the following floor areas:

Plot 1: 175 m² (4 bed)

Plot 2: 244 m² (5 bed)

Plot 3: 65 m² (2 bed)



FOR IDENTIFICATION PURPOSES ONLY

The purchase is subject to a fencing obligation. The Purchaser must erect a post and panel fence between points A, B and C and between points E and D within 3 months of the completion of the sale.

Important Note

The site has a Japanese Knotweed eradication Warranty from PLR to certify that the site is declared to be clear of Japanese Knotweed from 21st October 2019 for a period

of 10 years. If you wish to see a copy of the warranty and certificate, please contact the office.

Services

Purchasers are to make their own enquires into the connectivity of the services.

Planning

The property has been granted Outline Planning

Consent for 3 dwellings in April 2019. The application reference is 19/00105/OUT.

Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

Plan, Area and Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or their agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Method of Sale

The property is to be sold by Private Treaty .

Local Authority

North West Leicestershire District Council – 01530 454545.

Viewing

Strictly by appointment with the agents. Please contact Howkins and Harrison on 01530 877977 (option 2) to arrange an appointment.

Email: anna.meynell@howkinsandharrison.co.uk

Tenure and Possession

The property will be sold freehold with vacant possession give on completion.

Conditions of Sale

It will be the purchaser's responsibility to erect a 4ft close boarded fence from Points A, B and C and between points E and D.



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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