



Development site at 137-139 Church Lane, Whitwick, Coalville,
Leicestershire, LE67 5DP
Guide Price Offers Over £995,000

HOWKINS &
HARRISON

Development site at 137-139 Church Lane, Whitwick, Coalville, Leicestershire LE67 5DP

An attractive development opportunity with outline planning permission for 13 dwellings (subject to the demolition of 137 and 139 Church Lane) set in 1.89 acres in total.

Features

- Development site
- Outline planning permission for 13 dwellings
- 1.89 acres
- large village location

Location

The property is situated off Church Lane on the edge of the village of Whitwick in Leicestershire.

The property has easy access to local services and amenities in Whitwick and a more comprehensive range of services and amenities in the nearby town of Coalville.





Travel Distances

- Coalville - 2 miles
- Ashby de la Zouch - 6 miles
- Leicester - 14 miles
- East Midlands Parkway - 14 miles

Local Secondary Schools

- The New Bridge - 2.3 miles
- The Castle Rock - 2.1 miles
- Ivanhoe School - 5.5 miles

Local Primary Schools

- Whitwick St John the Baptist C of E - 0.8 miles
- Swannington Cof E - 1.0 mile
- Saint Claires Primary 2.2 miles
- Thringstone Primary School - 1.6 miles
- Hugglescote Community Primary School - 2.2 miles

Description

The site extends to 1.89 acres in total and comprises of two detached dwellings, 137 and 139 Church Lane. The property is accessed directly off Church Lane with a private driveway leading to 137.

137 and 139 are both to be demolished to facilitate the development of the property.

The property has outline planning permission for 13 dwellings as per the application reference 23/01277/OUTM. The house type is a mix of detached, semi-detached and a bungalow.

Property Type & Floor Area

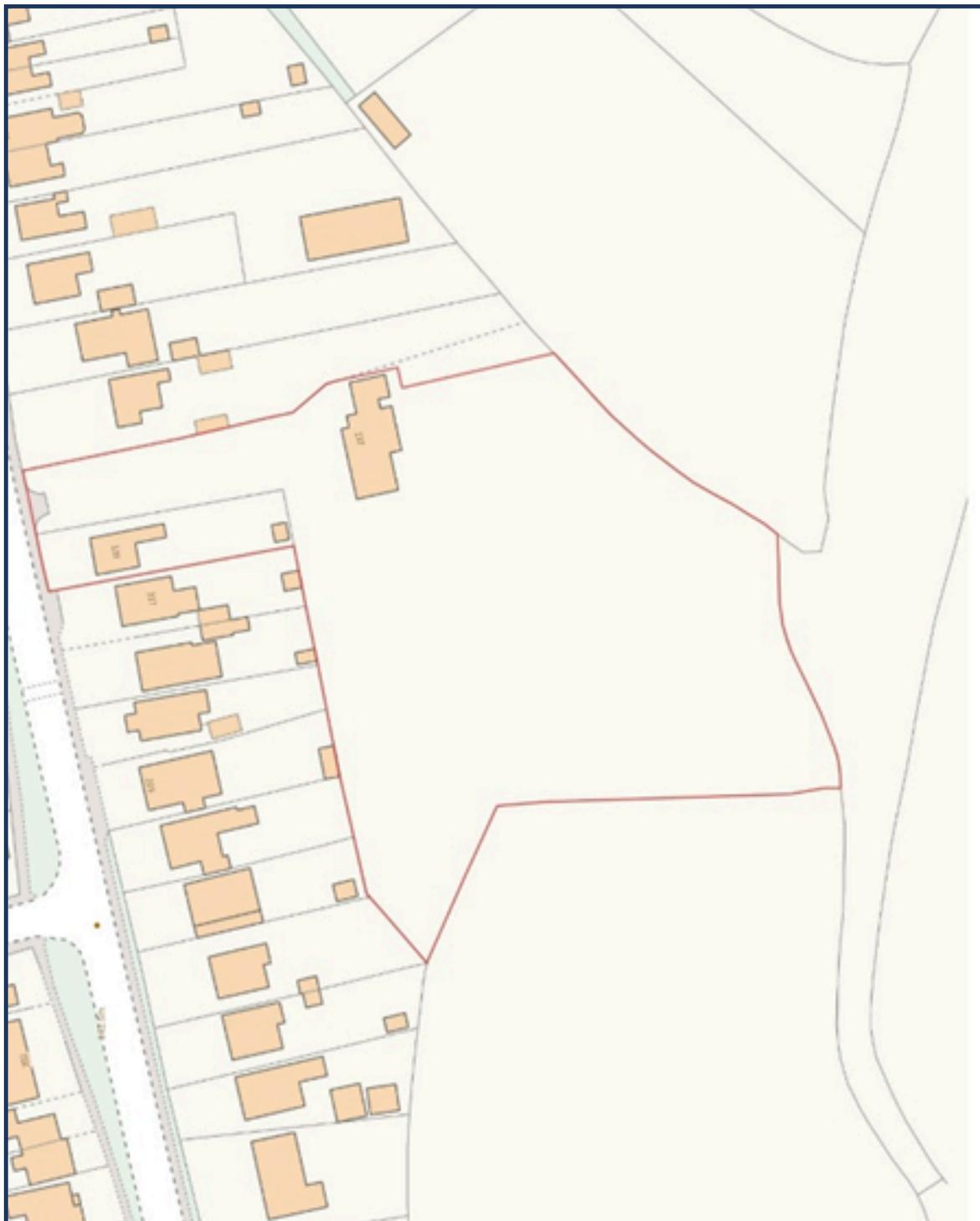
There are 3 affordable home ownership (AHO) houses within the proposed development.

| Plot | Property Type | GIA m2 | GIA ft2 |
|---------|-----------------------------|--------|---------|
| Plot 1 | Detached House | 140 | 1505 |
| Plot 2 | Detached Bungalow (AHO) | 77 | 828 |
| Plot 3 | Semi - detached House | 105 | 1130 |
| Plot 4 | Semi - detached House (AHO) | 85 | 915 |
| Plot 5 | Detached House (AHO) | 85 | 915 |
| Plot 6 | Detached House | 110 | 1184 |
| Plot 7 | Detached House | 110 | 1184 |
| Plot 8 | Detached House | 110 | 1184 |
| Plot 9 | Detached House | 105 | 1130 |
| Plot 10 | Detached House | 105 | 1130 |
| Plot 11 | Semi - detached House | 105 | 1130 |
| Plot 12 | Semi - detached House | 105 | 1130 |
| Plot 13 | Detached House | 105 | 1130 |

S106 Agreement

The property is sold subject to the S106 agreement. Further details are available on North West Leicestershire District Council's website.





Fencing Obligations

The purchaser will be responsible for erecting a 6ft wooden panelled fence from points A to B on the sales plan. The fencing obligation should be satisfied within 3 months of the completion of the sale.

EPC Ratings

139 Church Street 64(D)

Planning

North West Leicestershire District Council - 01530 454545

23/01277/OUTM

Demolition of nos. 137 and 139 Church Lane and the redevelopment of the site to provide 13 dwellings with associated works (outline, means of access, layout and scale for approval)

Access

The property is accessed directly off Church Lane. All plots have the benefit of off-road parking.

Services

We understand that the existing properties are connected to mains water, electricity and drainage.

Purchasers are to make their own enquiries as to connectivity for the site.

Title, Tenure & Possession

The property is to be sold freehold with vacant possession on completion.

The property falls under three titles:

LT171286

LT334052

LT355226

Plan, Area & Description

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

Viewing

Viewings are strictly by appointment only.

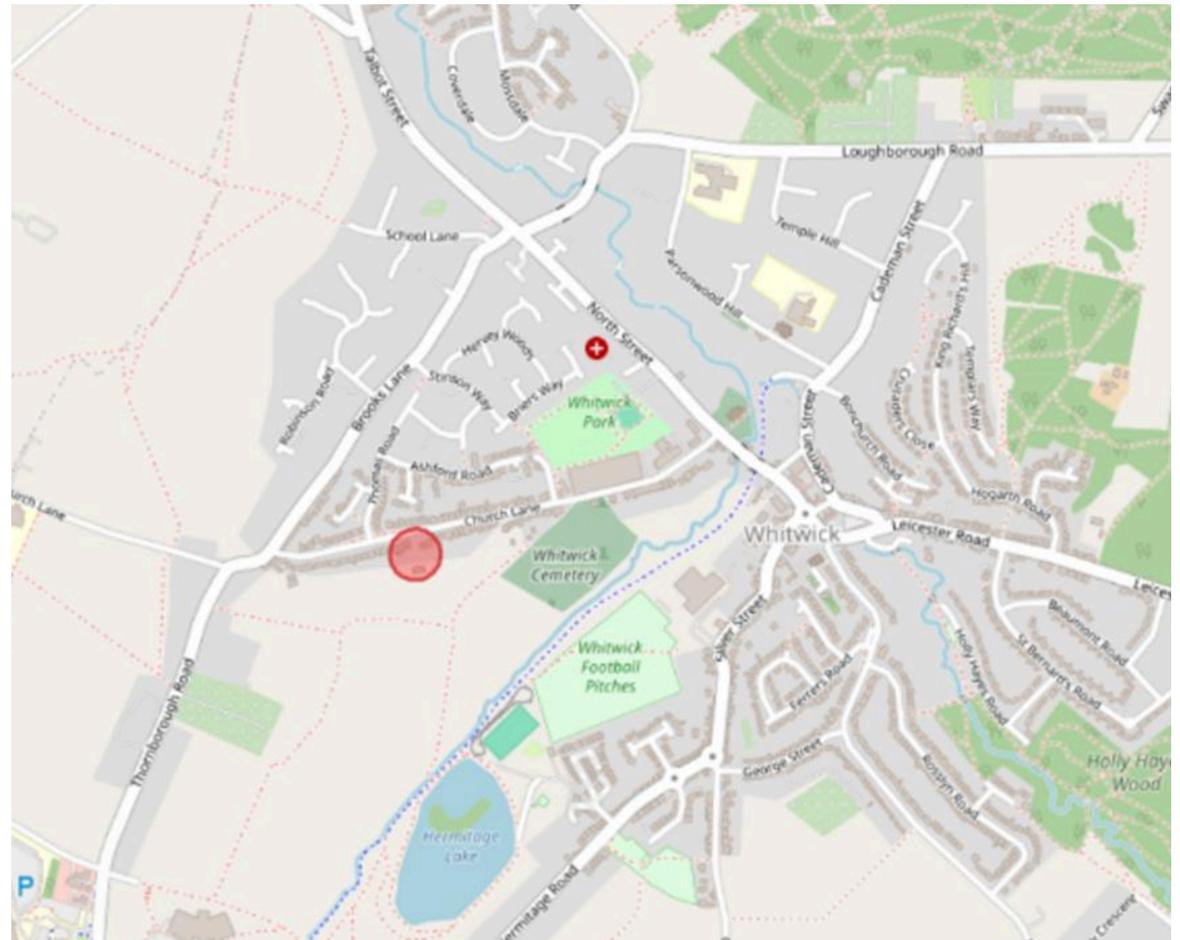
Please call direct on 01530 877 977 option 4 or email anna.meynell@howkinsandharrison.co.uk

Please do not knock on the door of 139 Church Lane, Whitwick.

Anti Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



Howkins & Harrison, 58 Market St,
Ashby-de-la-Zouch LE65 1AN

Telephone 01530 877977 (option 4)
Email ashbyrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Instagram HowkinsLLP



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