



107, The Moor Coleorton, Leicestershire, LE67 8GB

HOWKINS &
HARRISON

107, The Moor,
Coleorton,
Leicestershire, LE67 8GB

Guide Price: £350,000

A rare redevelopment/improvement opportunity occupying approximately 1/2 acre", in the sought-after village of Coleorton, 107 The Moor presents a rare opportunity for purchasers seeking a property with significant scope and potential. The site is currently occupied by a detached one-bedroom bungalow which is now in need of comprehensive modernisation and improvement.

The real attraction lies in the extensive grounds, which are largely overgrown and wooded but provide considerable space and privacy, with the existing dwelling sitting well within the plot. Subject to the necessary consents, the property may appeal to buyers looking to substantially improve, extend or potentially replace the existing bungalow.





Location

Situated in the sought-after village of Coleorton, an attractive semi-rural location in North West Leicestershire, known for its individual homes, mature surroundings and open countryside setting. The village is conveniently positioned for access to Ashby-de-la-Zouch and Coalville, both offering a wide range of shops, schools, leisure facilities, pubs and restaurants. The surrounding area also provides excellent opportunities for walking and outdoor recreation. For commuters, Coleorton is well placed for access to the A42/M42 road network, providing links towards Leicester, Loughborough, Derby and Birmingham, making it an appealing location for those seeking a rural setting with good regional connectivity.

Travel Distances

Coalville – approximately 3 miles
Ashby-de-la-Zouch – approximately 5 miles
East Midlands Airport – approximately 8 miles
Loughborough – approximately 10 miles
Derby – approximately 14 miles
Leicester – approximately 16 miles
Nottingham – approximately 21 miles
Birmingham – approximately 33 miles
For road links, the M1 (J22) is around 7 miles away and the M42 (J11) around 8 miles away.



The Bungalow

The property comprises a detached one-bedroom bungalow extending to approximately 555 sq.ft. with accommodation including a living room, dining/sitting room, kitchen, bathroom and bedroom. The bungalow is in need of comprehensive modernisation and improvement throughout.

Outside, Gardens and Grounds

The property occupies a substantial 0.5 acre mature plot with extensive gardens and grounds surrounding the bungalow. The site is currently heavily overgrown in places, with established trees, shrubs and boundary planting providing a high degree of privacy and creating a secluded, semi-rural setting. The generous plot offers considerable scope for landscaping and further improvement, subject to any necessary consents.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Overage Clause

The property shall be sold with an overage clause for a period of 25 years capturing 50% of any uplift in value attributable to a planning permission granting residential development for more than one dwelling and any other development for any other purpose which results in an increase in value once planning permission is obtained. For the avoidance of doubt the overage will not be triggered on the knock down of the existing bungalow and erection of a single replacement dwelling with a garage or 'dependant relative accommodation' and equestrian use.

Method of Sale

The property will be sold via online auction.

Auction Terms

The property is for sale by online auction. All details, terms and conditions and the contract pack are available on our website.

Contract pack – The contract pack is available via the 'Online Auction' pages of our website.

Online Auction Access - Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions' in the main heading menu then 'Online Auctions'.

To bid - click 'Register' and verify your email address.

The purchaser of this property will be subject to the following payments upon exchange:

£4,800 (incl. VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:

Buyer's Premium: £2,400 (incl. VAT)
Auction Platform Fee: £2,400 (incl. VAT)

The purchaser is required to pay the full 10% deposit of the purchase price directly to their solicitor by 12 noon the next working day.

The purchaser is subject to the following payments upon completion:
Balance of the purchase price
Search fees of £322.17 plus VAT
Administration fee of £420 plus VAT

Full terms and conditions for the online auction are available on our website



Solicitors Details

Marneya Chauhan, Senior Associate Solicitor
Rothera Bray Solicitors, 4th Floor, Mercury Place, 11 St George St, Leicester LE1 1QG
Direct Tel: 01162-045311

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.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - B

**HOWKINS &
HARRISON**

AWAITING EPC

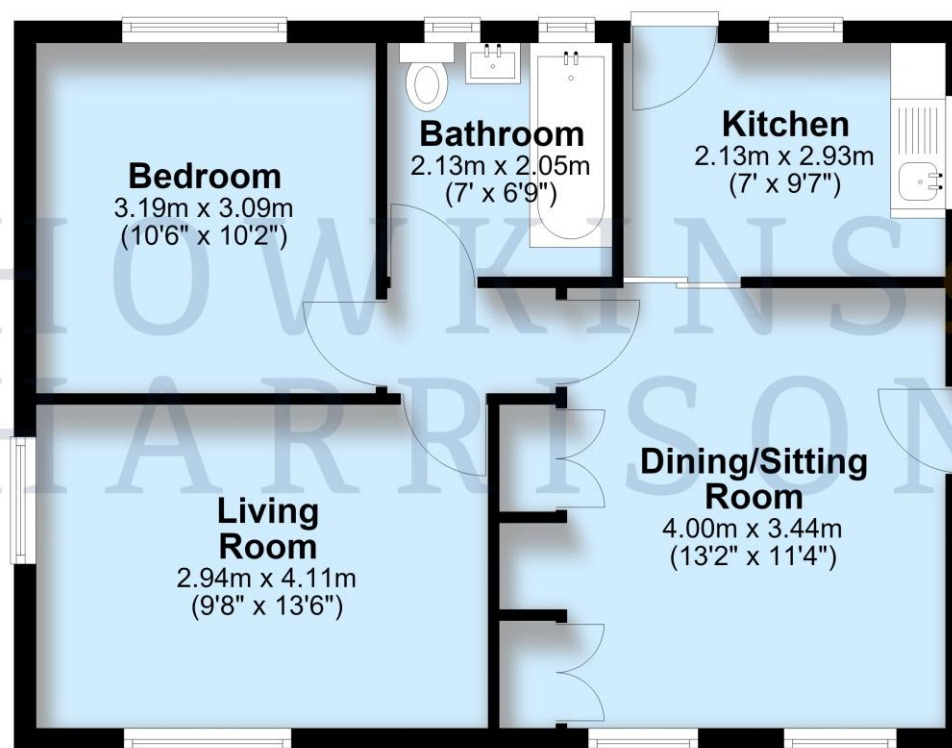
Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Ground Floor

Approx. 51.6 sq. metres (554.9 sq. feet)



Total area: approx. 51.6 sq. metres (554.9 sq. feet)

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.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.