



New Chilcote Hall, Church Lane, Swadlincote, Derbyshire, DE12 8DL

HOWKINS &
HARRISON

New Chilcote Hall

Church Lane

Swadlincote

Derbyshire

DE12 8DL

- Development site for two dwellings
- Available as a whole or as two lots
- Far reaching views across the countryside
- Attractive rural location
- Exclusive development

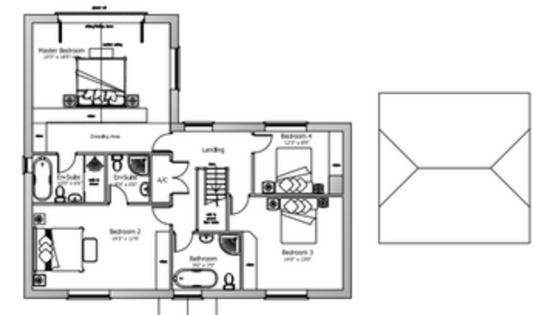
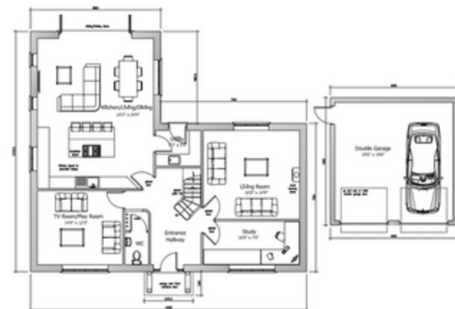
Location

The site is located in the rural village of Chilcote which is close to Netherseal and Clifton Campville. The site is situated north east of Tamworth (8.1 miles) and south west of the market town of Ashby de la Zouch (9 miles).

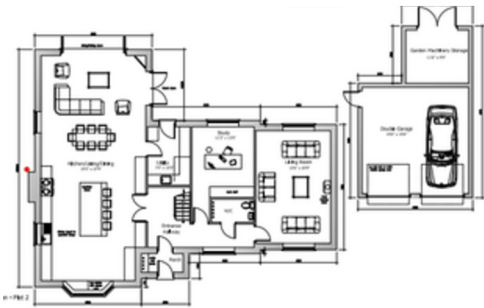
The site although in a rural situation, benefits from excellent transport links, with Junction 11 of the M42 just 3.1 miles away, providing links to the wider midlands motorway network.

The nearest train station is located at Tamworth 8.1 miles from the property, with regular trains into central London. The fastest trains taking approximately 70 minutes.

Lot 1



Lot 2



Description

An exciting opportunity to purchase a self build development site with planning permission for a four bedroom dwelling and five bedroom dwelling extending to 2,500 sq ft (Lot 1) and 3,000 sq ft (Lot 2) respectively.

The proposed dwellings offer spacious open plan living and benefit from being situated within a tranquil rural location with far reaching views across the countryside.

Lot 1 is a four bedroom dwelling benefitting from an open plan living area including kitchen and a further living room and study.

Four double bedrooms can be found on the first floor, two with ensuite bathrooms and the others having use of a family bathroom.

The property benefits from spacious gardens and parking to the front of the property.

Lot 2 consists of a five bedroom dwelling with a spacious living/dining/kitchen with two living rooms and a study on the ground floor.

On the first floor there are five double bedrooms, two with ensuite bathrooms and a further family bathroom.

The property benefits from spacious gardens and parking to the front of the property.

Tenure & Possession

The property is freehold with vacant possession given upon completion.

Services

We understand that mains water, electricity and sewage is connected to the site.

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.

Wayleaves, Easements and Right of Way

The property is sold subject to and with the benefit of all rights, including rights of way whether public or private whether referred to or not.





Lot 1

Lot 2

Planning

Planning permission was obtained in April 2023 under reference 23/00525/FUL for the Demolition of existing dwelling, garages and outbuildings and erection of two replacement dwellings including landscaping, parking and associated works.

Full details of the planning application including application documents and elevations can be found on North West Leicestershire District Council's website under Ref: 23/00525/FUL or by request from ourselves.

Local Authority

North West Leicestershire District Council

What3Words

///midwinter.spells.cornfield

Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison please call Ian Large or Lily Taylor on 01530 877977 (option 4) or by email at ian.large@howkinsandharrison.co.uk and lily.taylor@howkinsandharrison.co.uk

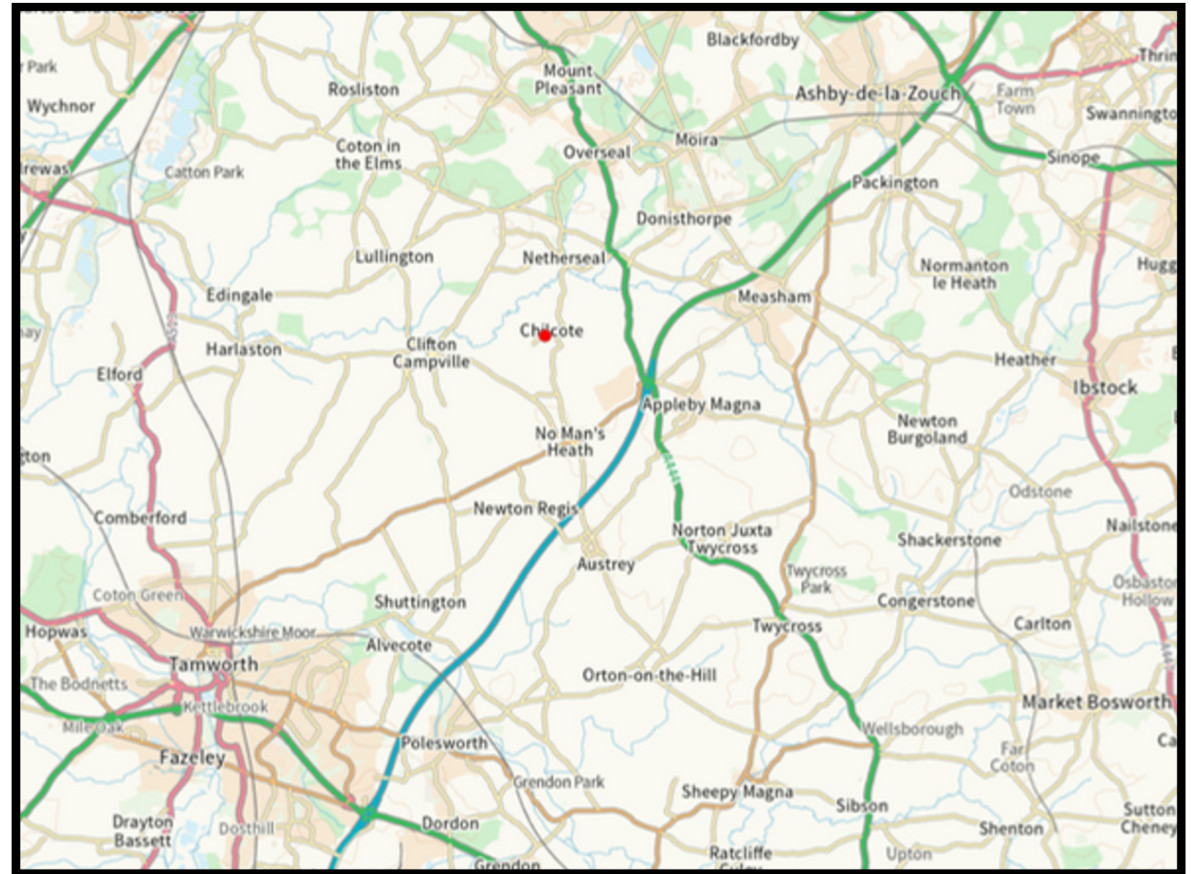
Anti Money Laundering Information

Under the Money Laundering Directive (S1207/692) we are required under due diligence as set out under HMRC regulations to take full identification (e.g photo ID and recent utility bill) as proof of address. When you are ready to put an offer forward, please be aware of this and have the information available.

Please note a fee of £30 will be charged to each buyer for the Anti Money Laundering check via our online system Move Butler.

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 an error, omissions or misdescriptions. The plan is for identification purposes only.



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.



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