

RESIDENTIAL DEVELOPMENT SITE FOR SALE

Lower Moor Road, Coleorton, Coalville, Leicestershire, LE67 8FN



0.562 Acres (0.227 Hectares)

£600,000 for the Freehold

- ▶ Planning Permission for 4 x 4-bed detached dwellings
- ▶ Planning Permission implemented - Planning ref: 18/01237/REM
- ▶ Popular village location
- ▶ Additional land can be included by separate negotiation

LOCATION

Coleorton is a village and civil parish in North West Leicestershire just outside of Coalville. It is situated on the A512 road approximately 3 miles east of Ashby de la Zouch. Nearby villages include Newbold, to the north, Thringstone to the east, and Swannington to the south-east.

The site is located on Lower Moor Road, Coleorton, that links the A512 (Loughborough Road) and the B5324 (Rempstone Road). Coleorton offers a rural location whilst benefiting from local amenities including local pubs and a good local primary school.

DESCRIPTION

The land is a cleared site with an extensive frontage along Lower Moor road and offering access to the adopted highway. Benefiting from a permission to build 4no. 4 bed detached dwellings with garages. Additional land is also available by separate negotiation which offer further residential development potential (Subject to Planning)

ACCOMMODATION

The property offers the following accommodation:

	Acres	Hectares
Total	0.562	0.227

All areas are quoted in accordance with the RICS Code of Measuring Practice

PLANNING

Planning Permission (18/01237/REM) has been secured for the erection of 4no. 4-bed detached dwellings with detached garages. The Planning Permission has been implemented.

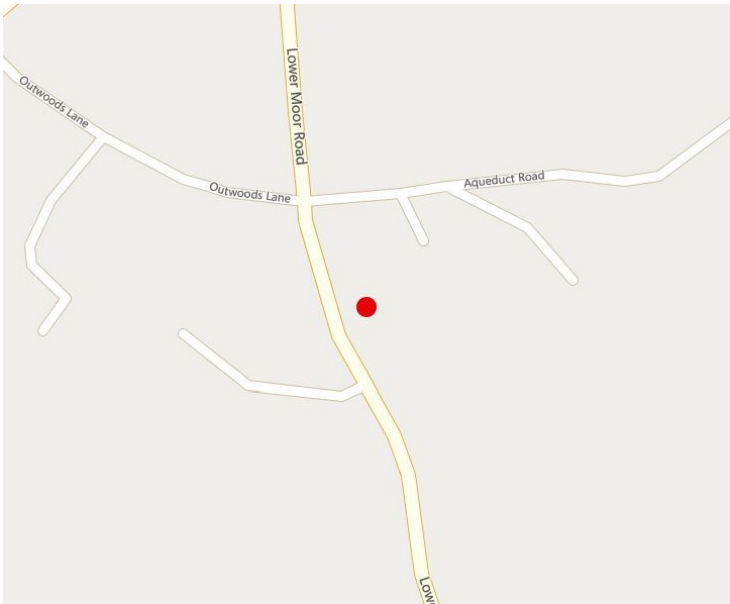
The consent is not subject to any off-site contributions nor any affordable housing provision.

A copy of the Planning Permission together with the associated scheme drawings can be provided to interested parties.

Additional land can be included within the sale, which offers further residential development potential (subject to planning).

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.



TENURE

The site is to be sold on a freehold basis, subject to Vacant Possession.

PRICE

£600,000 for the Freehold

VAT

It is understood that VAT will not be payable on the purchase price.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock
rp@apbleicester.co.uk
0116 254 0382



Will Shattock
wjs@apbleicester.co.uk
0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.