



Development Land Off, Hepworth Road, Woodville, Swadlincote, DE11 7BG

**Site Area:
4.7 Acres**

Price on application

Residential Development Site.
Outline planning for 30 self-build units.
Expressions of interest invited.

All enquiries: 01782 211147
residential-land@bjbmail.com



Description

The site comprises undeveloped land which lies adjacent to the completed Taylor Wimpey Site called Dovedale Park. Rural-urban fringe location with outline planning for 30 Self-build properties.

Location & Amenities

The site is located at the edge of Woodville Village within close proximity to all usual amenities. Approximate Travelling times are as follows:

Burton Hospital: 7.8 miles / 25 mins drive

Swadlincote: 1.7 miles / 7 mins drive / 32 mins walk

Woodville: 0.7 miles / 2 mins drive / 13 mins walk

A511: 0.7 miles / 3 mins drive / 14 mins walk

Planning & Supporting Information

The site is located within the boundary of North West Leicestershire Council and benefits from outline planning consent for Residential Development Dated 25 June 2019 16/01191/OUTM Self and custom build residential development consisting of 30 plots with a new access and supporting infrastructure.

In addition, the Client has produced an information pack which includes the following information.

- Site Plan
- Topographical Survey
- Ecological Assessment
- Flood Risk Assessment
- Coal Authority Report
- Transport Statement

Please e-mail residential-land@bjbmail.com for further details.

VAT

Any prices quoted by Butters John Bee are exclusive of VAT (if applicable)

Tenure

Freehold with vacant possession upon completion.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale / purchase of the property.

Informal Tender

The site is offered for sale by Informal Tender - please contact the Agent for further information.

Viewing

Viewing is available from the Public Highway.

All Enquiries

Paul G. Beardmore BSc MRICS
Land & New Homes
residential-land@bjbmail.com
01782 211147

Looking for Residential Land?

Please note that not all residential development land will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.





IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.