

**RESIDENTIAL DEVELOPMENT OPPORTUNITY OFF
SCHOOL LANE, WHITWICK, COALVILLE, LEICS.
LE67 5HE**



**MATHER
JAMIE**

01509 233433

LAND OFF SCHOOL LANE WHITWICK

Residential development opportunity with Outline Planning Consent for the development of 2no 3 bedroom 2 storey dwellings, located in the village of Whitwick, Leicestershire.

Site extends to 0.15 acres (0.059HA) or thereabouts.

LOCATION

The site is located within walking distance of the centre of Whitwick as identified on the plan below. Access to the site is taken directly from School Lane, close to the junction with Brooks Lane.



The popular village of Whitwick is situated in rural North West Leicestershire, close to Charnwood Forest. The village itself benefits from shops, a post office and both primary and nursery school facilities.

The market towns of Loughborough and Ashby de la Zouch are only 8 and 6 miles from the village and the regional centres of Nottingham (24 miles) and Leicester (15 miles) can be accessed from the A511 and the M1 motorway.

THE SITE

The site extends to 0.15 Acres (0.059HA) or thereabouts and previously formed the curtilage of number 16 School Lane. The actual property known as number 16 has been demolished in readiness for the new development.

PLANNING

The site was granted Outline Planning Consent for residential development (Application Ref: 08/01710/OUT) by North West Leicestershire District Council on the 23rd February 2009.

This consent provides outline consent for the erection of 2.no detached two storey, three-bedroom properties as per the plan below.

HIGHWAYS

The existing access is to be amended to the central part of the site frontage. The access is to be a minimum width of 4.75m with 2m x 2m pedestrian visibility splays. There are 4no. new private car park spaces (inclusive of garaging).

ACCOMMODATION AND AREAS

Proposed accommodation extends to;

Plot No.	Description	Area m ²	Area ft ²
1	3 bedroom detached house over two floors with single garage	79.43	855
2	3 bedroom detached house over two floors with single garage	97.08	1,045
TOTAL		176.51	1,900

SERVICES AND TECHNICAL INFORMATION

An Information Pack is available in respect of the site. Packs can be purchased at a cost of £20 incl. VAT. We regret that we cannot forward any packs until we are in receipt of a cheque for the requisite amount made payable to Mather Jamie Ltd.

Packs contain the following information: -

- Land Registry Title
- Copies of the Outline Planning Consent, incl. detailed drawings.
- Topographical site survey
- Design & Access Statement

Gas, Electricity and Water are available on site.

ARCHITECTS S&S Architecture Ltd.
2 Hackett Close
Ashby de la Zouch
Leicestershire
LE65 2HP

LOCAL AUTHORITY

The site is within the administrative area of North West Leicestershire District Council.

VIEWING

To arrange an appointment to view the site then please contact the offices of Mather Jamie Ltd.

GUIDE PRICE

Offers are invited in respect of the site as a whole, please contact the selling Agents for further information.

METHOD OF SALE

The site is for sale freehold with vacant possession available upon completion by Private Treaty. Offers should be made in writing and forwarded directly to the Sole Agents at the address detailed below.

SOLE AGENTS Mather Jamie Ltd.

3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Tel: 01509 233433
Fax: 01509 248900

CONTACT

Robert Cole BSc (Hons) MRICS FAAV
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01509 233433

MATHER JAMIE

Chartered Surveyors

3 Bank Court, Weldon Road
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PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.