



Development Site

69 Station Road | Bagworth | Coalville

BERRYS

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69 Station Road

Bagworth | Coalville | Leicestershire |
LE67 1BJ

Features

- 0.89 acre plot
- Outline planning consent for up to 3 dwellings
- Existing 3-bedroom detached house
- Views over open countryside to the west
- Wide network of footpaths
- Close to parks

LOCATION

Bagworth is a village in Leicestershire located a few miles west of the M1. The village is of atypically linear layout with a few recent developments spreading wider. The village has a bus route, a Community Centre, village sports grounds, a local convenience store and a post office. Bagworth Park located SE from the village has a wide a varied network of paths excellent for cycling or exploration on foot.

The property is situated on the western side of Station Road in the southern end of the village.

THE PROPERTY

The property consists of three identifiable areas: the house with immediate garden - 0.1 acre, the roadside garden with planning consent - 0.31 acre and the rear orchard of 0.48 acre. Total site extends to 0.89 of an acre.

The house is a three-bedroom detached dwelling part rendered brick under a slate roof. The accommodation extends to approximately 953 sq ft (88.6 sq m) and is arranged over two storeys. A porch leads to an entrance hall with stairs to first floor. To the front of the property is a good size sitting room with a bay window and a feature fireplace. To the rear of the house is a dining room with a fireplace and a window into the conservatory to the rear. Adjacent to the dining room is a kitchen with access to the rear porch, conservatory and downstairs WC and a storage room.

Upstairs are three bedrooms, two double and a single and a family bathroom.





PLANNING

Outline planning consent was granted by Hinckley & Bosworth Borough Council on 19th May 2020 under reference 20/00287/OUT and allows for erection of up to 3 detached dwellings. Only access was considered in this consent with all other matters reserved for a detailed application at a later stage.

SERVICES

The site is connected to mains water, electricity and sewerage. There is no gas connected to the property. The services have not been tested by agents.

REGISTERED TITLE

The property is not registered with the Land Registry. First registration to be carried out by the purchaser.

METHOD OF SALE

Freehold of the property is available for sale by Private Treaty with vacant possession in completion.

OVERAGE

Any additional development resulting in uplift in value on the area shaded blue on the plan attached on page 6 will trigger overage. Terms to be confirmed.

VIEWING

Strictly by appointment only – 01536 532376.

COUNCIL TAX

Band C

EPC

The EPC rating for this property is 22.

LOCAL AUTHORITY

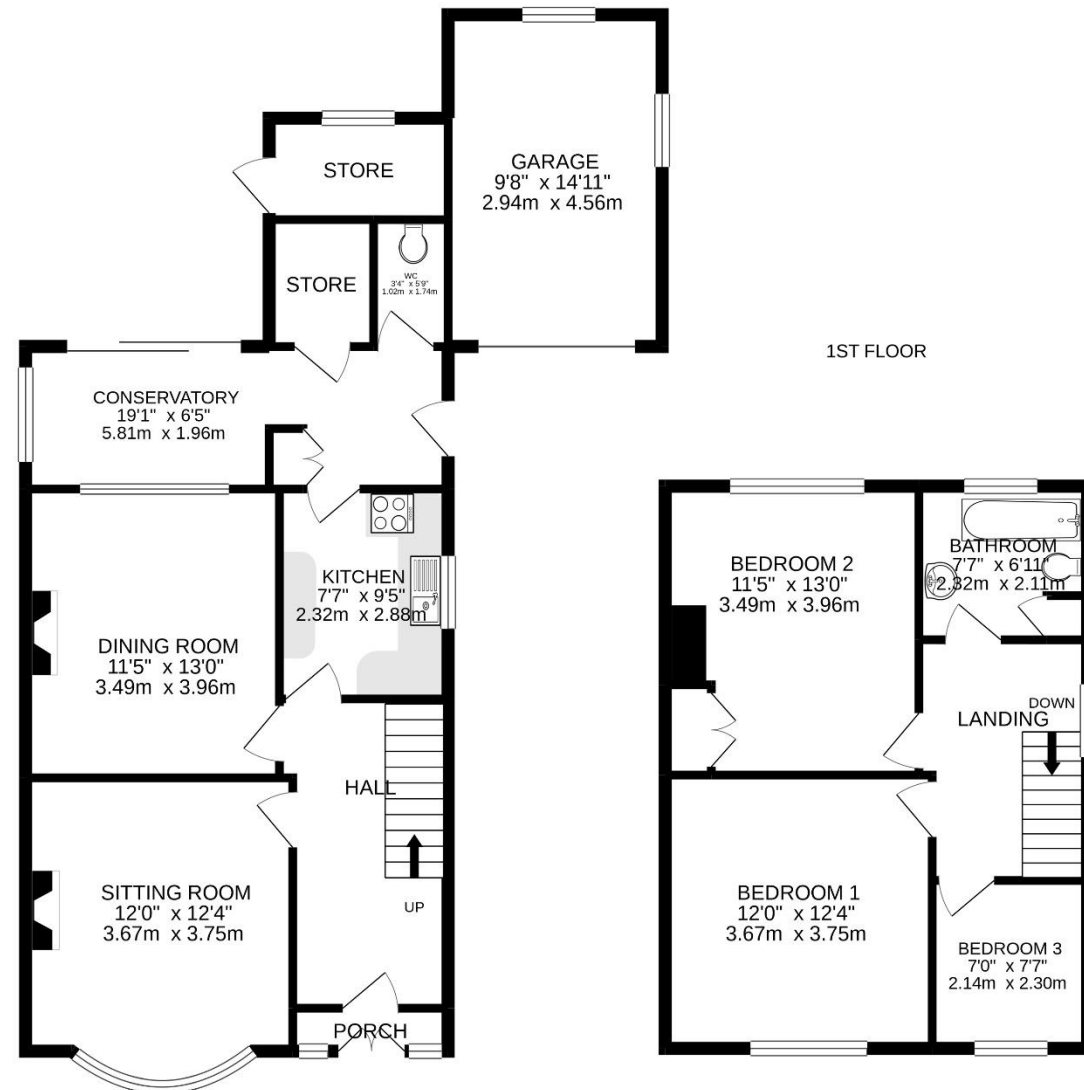
Hinckley & Bosworth Borough Council
Tel: 01455 238141
www.hinckley-bosworth.gov.uk

CLIENT'S SOLICITORS

Crane and Walton LLP
21-25 London Road, Coalville, LE67 3JB
Tel: 01530 834466
www.craneandwalton.co.uk



GROUND FLOOR



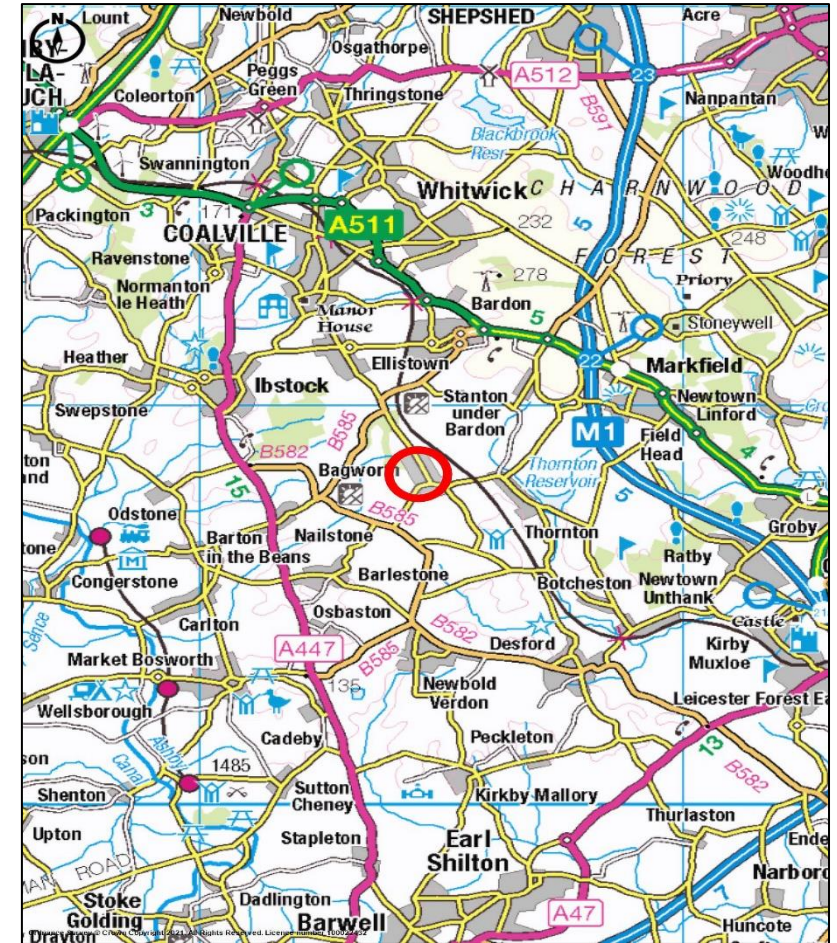
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House Gross Internal Floor Area = 88.6 sq/m – 953.68 sq/ft

Outbuildings And Garage Gross Internal Floor Area = 33.40 sq/m – 359 sq/ft

Average Ceiling Heights 2.4m Unless Already Stated

Not to Scale, for identification purposes only.



Important Notice

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Ref: KA39938

To book a viewing, please contact:

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