



Donisthorpe is a popular and sought after village, lying approximately three and a half miles south west of Ashby-de-la-Zouch in the heart of the National Forest. The village enjoys an excellent primary school, Parish Church and 2 local pubs. For families the lifestyle is amazing with many country walks, cycle paths, Conkers, Hicks Lodge and Moira Furnace all within walking distance. For the commuter the M42 is close and access to Tamworth and Birmingham is less than an hour away.

#### Planning Permission

Planning permission was granted by NWLDC Council on the 23rd June 2022, Application reference 22/00350/FUL: Erection of two storey detached dwelling, erection of detached garage with store above to serve No. 67 Church Street and formation of new vehicular access and new driveways and parking and turning arrangements at 67 Church Street Donisthorpe Swadlincote Derby.

23/01640/VCU|

Amendments to conditions 2, 5, 6, 7, 8, 9, 11, 12, 14, 20 and 21 of planning permission 23/00277/VCU (which was for the variation of condition 1, 2, 3, 5, 7, 8, 9, 10, 13 & 15 of planning permission 22/00350/FUL to allow for the phasing of conditions to be discharged to enable the garage to be built before the dwelling) to submit details required by conditions and to substitute drawing

Full copies of the planning permissions, drawings etc are available on the planning portal and we would encourage all interested parties to view and read the various terms etc, link below:

<https://plans.nwleics.gov.uk>

[https://plans.nwleics.gov.uk/public-](https://plans.nwleics.gov.uk/public-access/applicationDetails.do?activeTab=documents&keyVal=R80XZVLR14X00)

[access/applicationDetails.do?activeTab=documents&keyVal=R80XZVLR14X00](https://plans.nwleics.gov.uk/public-access/applicationDetails.do?activeTab=documents&keyVal=R80XZVLR14X00)

#### The Property

The new dwelling will comprise a stylish detached village home offering on the ground floor:

SOCIAL OPEN PLAN LIVING DINING KITCHEN (bi-fold doors) 24'6 x 14'9

LIVING ROOM (bi-fold doors) 14'3 X 13'

FAMILY ROOM 14'3 X 10'3

STUDY 10'9 X 6'

UTILITY AND WC

DOUBLE GARAGE 19' X 18'3

On the first floor:

BEDROOM ONE 15' X 14'9

ENSUITE 7' X 7'

BEDROOM TWO 14' X 11'

BEDROOM THREE 14'3 X 9'6

BEDROOM FOUR 10'9 X 9'3

FAMILY BATHROOM 8'9 X 8'6

**NB:** measurements taken from architects drawings.

**Services:** We understand from the vendor that mains Water and Electricity are available from the street and that subject to legal agreement connection can be made to the sewer of No 67.

**Our Ref:** JGA/28092022

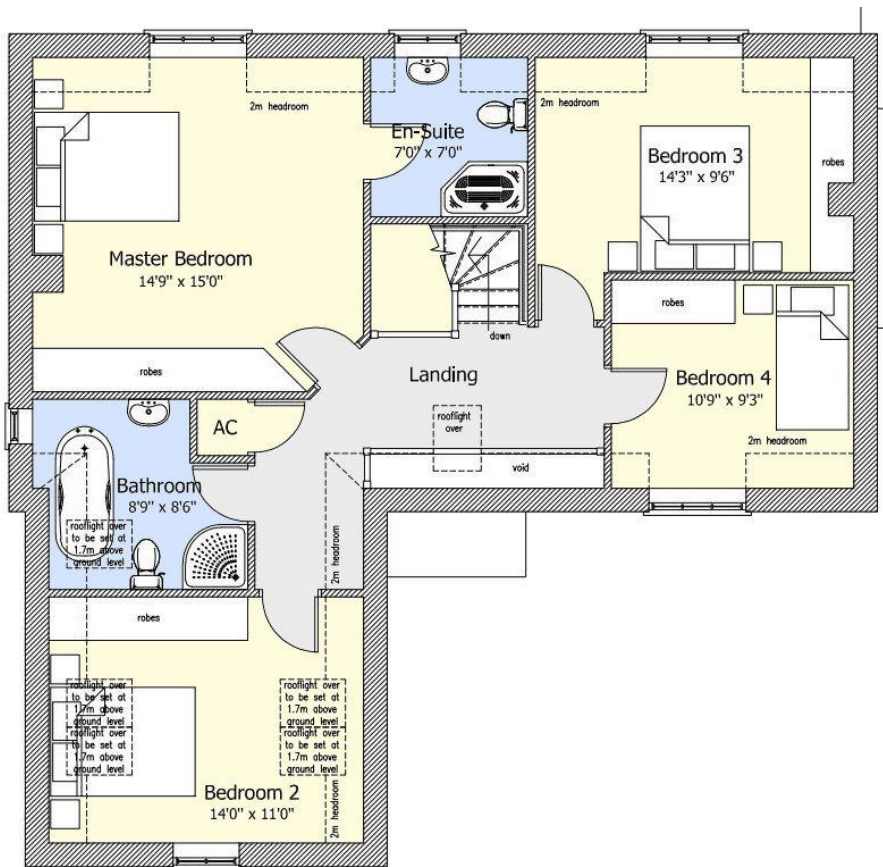
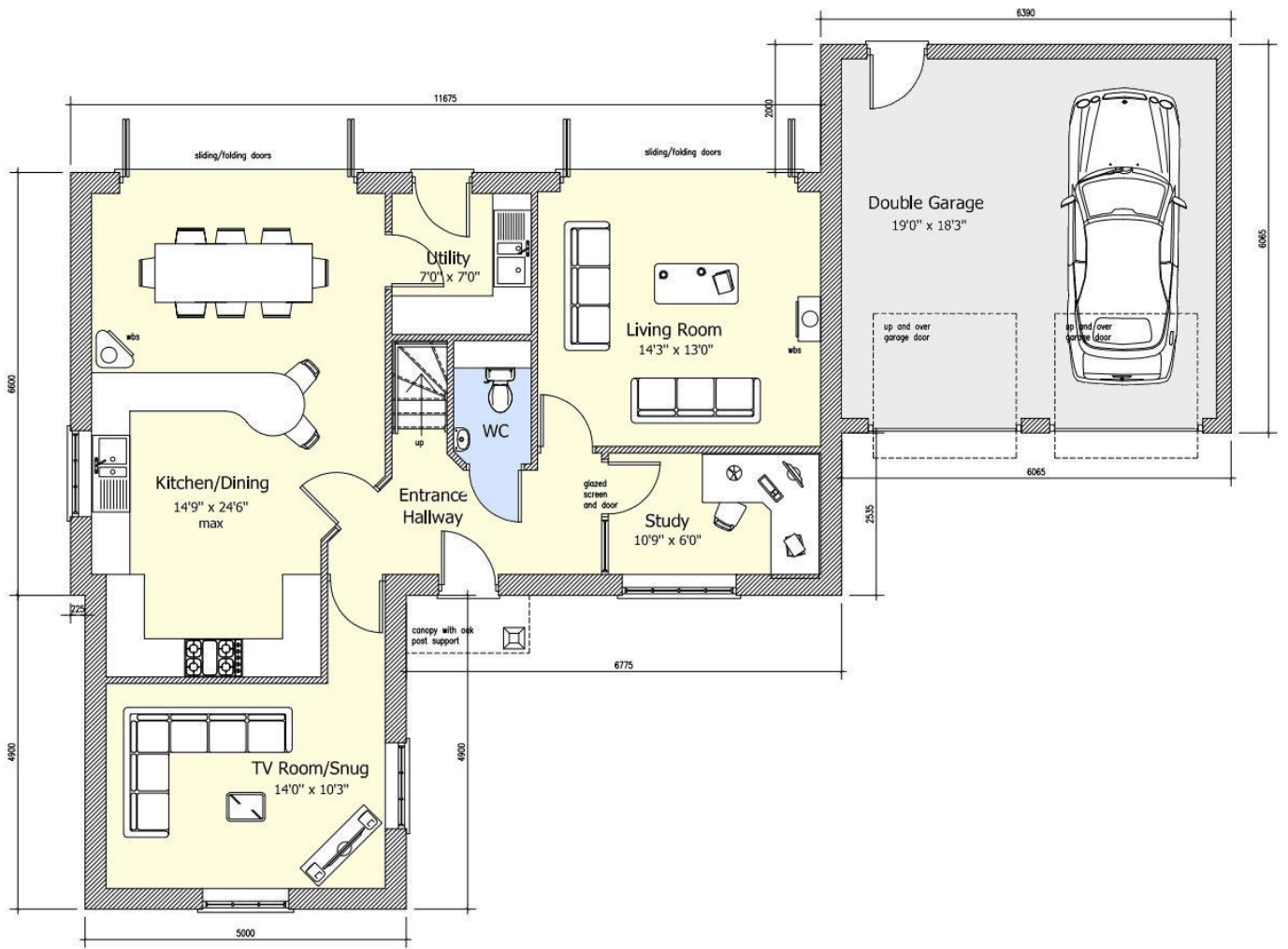
**Local Authority/Tax Band:** North West Leicestershire District Council



Proposed Front Elevation



Proposed Rear Elevation



Proposed First Floor Plan - Plot 1  
Scale 1:50



#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC NOT REQUIRED



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