

Loughborough Road

Thringstone, Coalville, LE67 8LS

John 
German





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FOR SALE BY AUCTION THURSDAY 24TH APRIL 2025

AUCTION GUIDE PRICE £385,000

Fantastic opportunity to acquire a development site with planning permission for erection of two detached four bedroom dwellings, detached garage and associated vehicular access alterations alongside a traditional family home ready for extension and improvement on a plot of circa 0.5 acres.



In pursuance of its powers under the Town and Country Planning Act 1990 North West Leicestershire District Council hereby grants planning permission for the above development in accordance with the application and plans submitted. Application reference 22/00263/FUL. The development hereby permitted shall begin not later than 3 years from the date of this permission. Decision Date 8 December 2022. 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.

The site is a tree lined and private one set upon a non estate position, on the edges of Thringstone and it extends to circa 0.5 acres. It includes a lovely existing traditional family home which currently offers three bedrooms, bathroom, lounge and dining room, kitchen and garage. The property is ready for modernisation and offers great potential for extension (subject to PP).

The two individual four bedroom homes will offer a pleasing contemporary layout coupled with a superb location. Plot 1 is circa 1540 GEFA and Plot 2 circa 2185 GEFA inc garage. (Measurements taken from architect drawings and express gross external floor area).

Thringstone is a popular village lying approximately five miles east of Ashby-de-la-Zouch. There are many amenities such as a post office, village store, school, a great fish and chip shop, fitness centre and numerous public houses. Surrounded by countryside, there are many walks for dog lovers and there is also the convenience of being close to both the M42 and M1 at J23.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

Our Ref: JGA/21072023

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

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

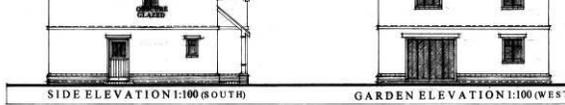
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

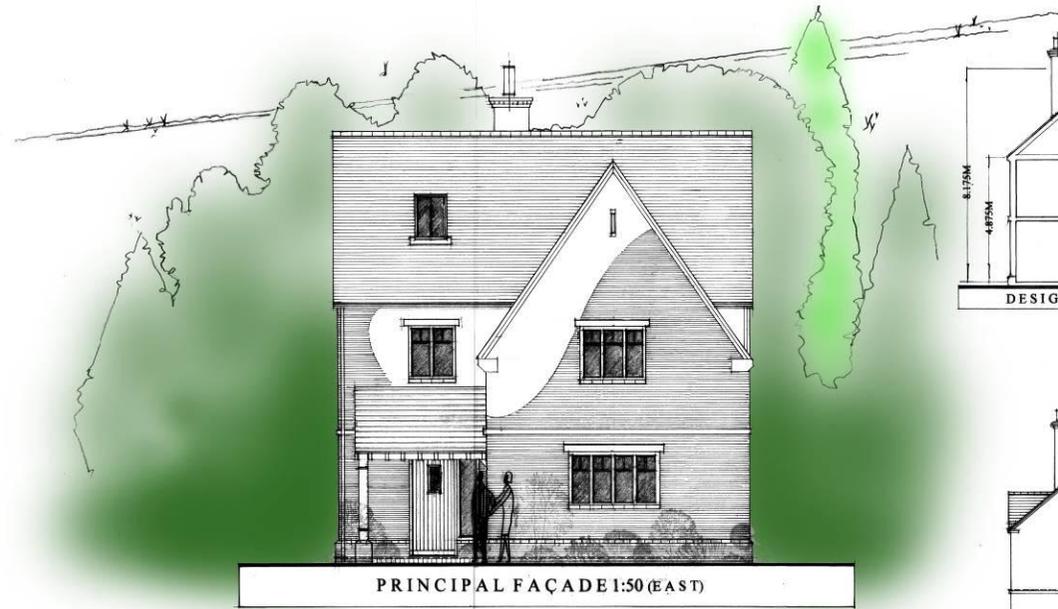
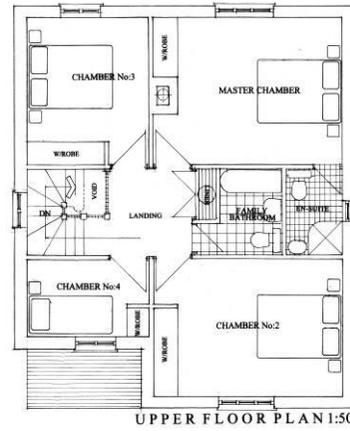
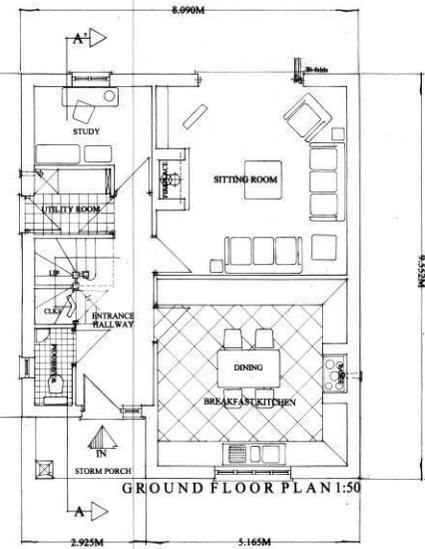
Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

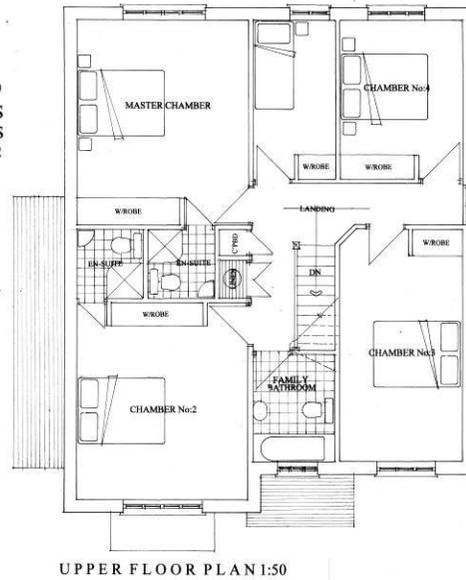
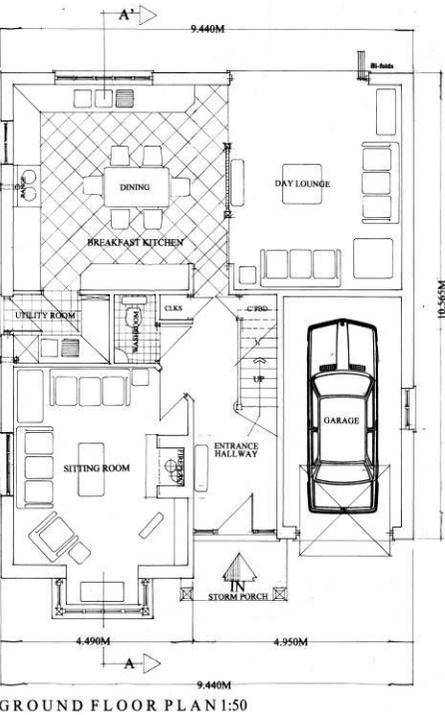
PRINCIPAL FAÇADE 1:50 (EAST)



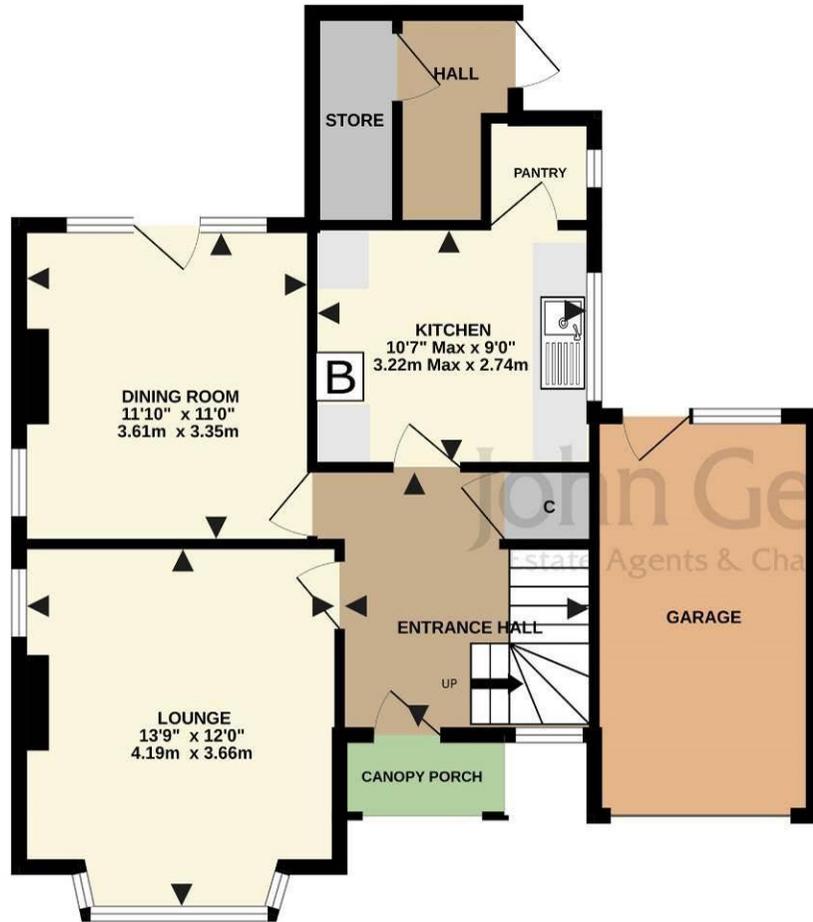
PROPOSED FLOORPLANS & ELEVATIONS UNIT No:1



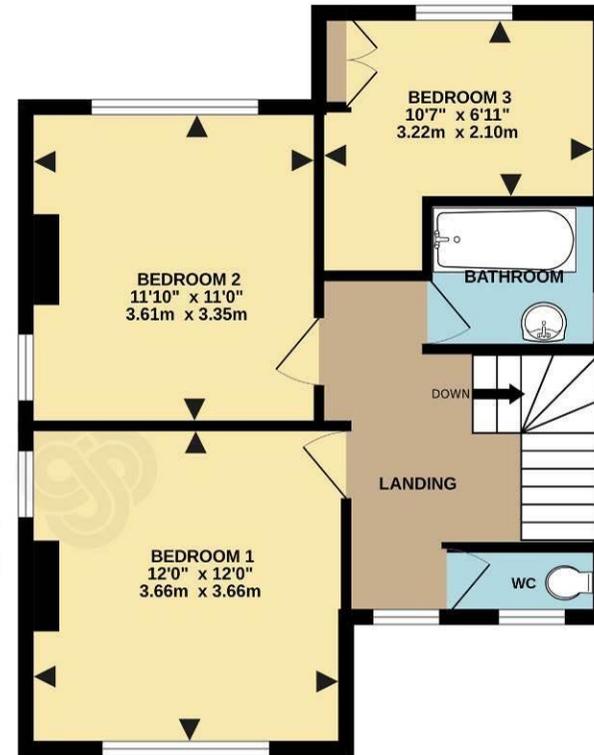
PROPOSED FLOORPLANS & ELEVATIONS UNIT No:2



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



John German

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



