

# Spring Lane

Swannington, Coalville, LE67 8QQ

John   
German





A photograph of a tree-lined building plot. In the foreground, there is a grassy area with some fallen leaves. A wooden fence runs across the middle ground. Behind the fence, there are several trees, some with green leaves and some with bare branches. The background shows a dense line of trees under an overcast sky.

## Spring Lane

Swannington, Coalville, LE67 8QQ

£260,000

**Exciting opportunity to acquire a tree lined building plot designed by renowned local David Granger architectural design with PP for Erection of two no. contemporary four bedroom split level dwellings extending to circa 1950 sq ft with associated access and parking from Clink Lane.**

Planning permission was granted by NWLDC on the 11/8/23 for the erection of two no. split level dwellings with associated access and parking arrangements at 26 Spring Lane, Swannington, Coalville, Leicestershire.

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/public-access/applicationDetails.do?activeTab=documents&keyVal=RA83Z1LRK8N00>

Swannington is a sought after rural village located five miles east of Ashby-de-la-Zouch and 2 miles from Coalville. Surrounded by countryside it's great for commuters with access to the M42 and A50 close by, whilst enjoying a great village school, hugely popular Indian restaurant and a good local pub!

The two new dwellings will comprise two stylish detached village homes offering:

Reception hallway

Guests cloakroom

Living Room 19'6 x 13'9

Open plan kitchen/dining/sitting room with bifold doors 26'3 max x 15'

Pantry

Utility Room 9'3 x 7'9

Study 11'9 x 8'

Bedroom One 15'3 x 15'

Ensuite Shower Room 7'9 x 6'6

Bedroom Two 14' x 12'

Bedroom Three 11'9 x 9'6

Bedroom Four 9'6 x 8'9

Family Bathroom with sep. shower 9'6 x 6'9

Garage 19.9 x 9'9

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

**Services:** Prospective buyer are advised to seek verification of availability of services.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13112023

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

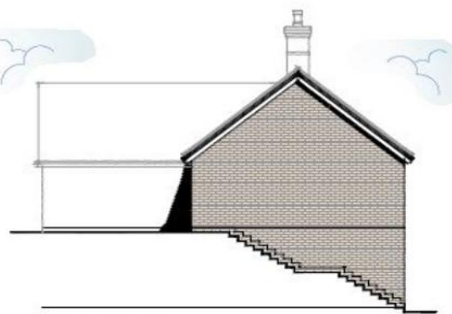




**PLOT 1 PROPOSAL**



Proposed Front Elevation  
Scale 1:150



Proposed Side Elevation  
Scale 1:150



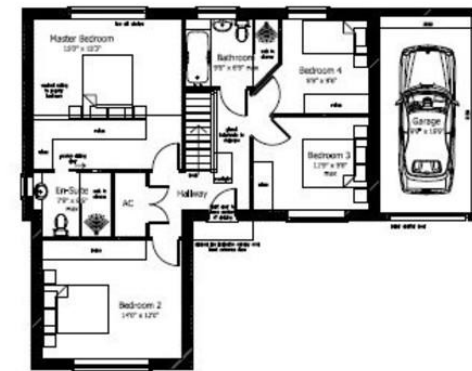
Proposed Rear Elevation  
Scale 1:150



Proposed Side Elevation  
Scale 1:150



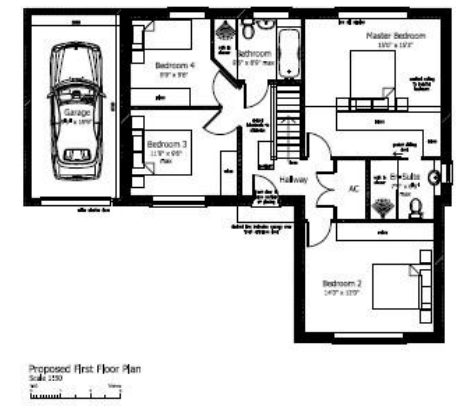
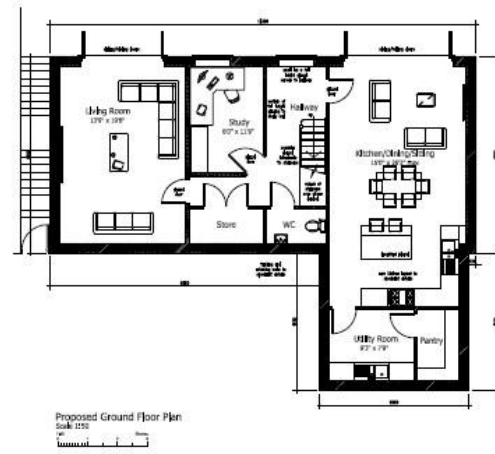
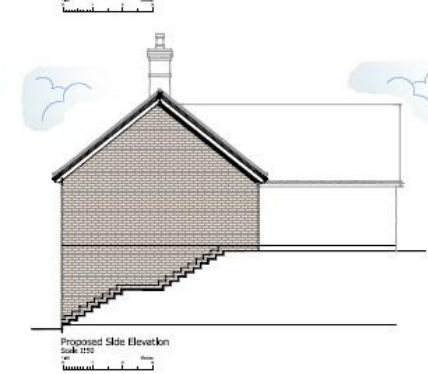
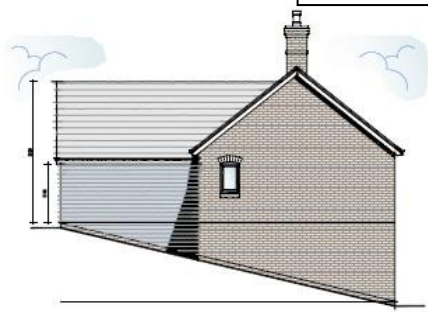
Proposed Ground Floor Plan  
Scale 1:110



Proposed First Floor Plan  
Scale 1:120



**PLOT 2 PROPOSAL**







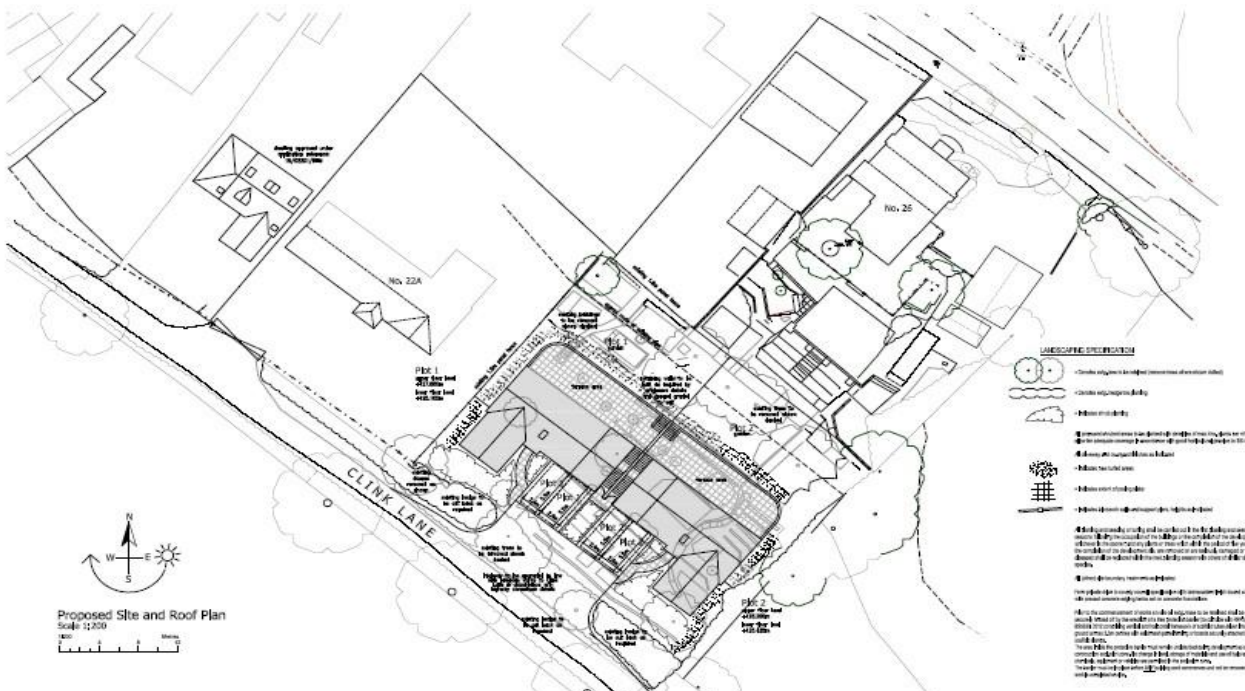


DETAILED PLANNING PROPOSALS

PROPOSED RESIDENTIAL DEVELOPMENT - 26 SPRING LANE - SWANNINGTON - LEICESTERSHIRE



Illustrative Street Scene from Clink Lane  
Scale: 1:1000



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.

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



