

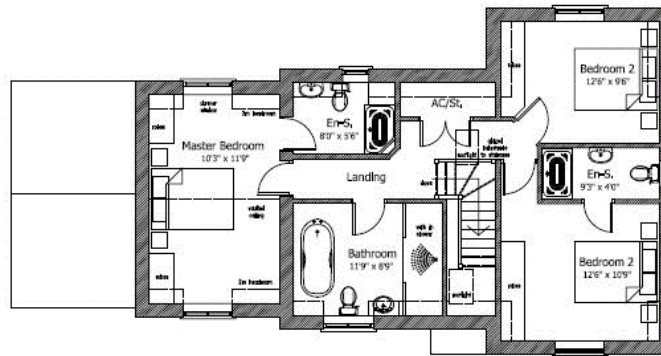
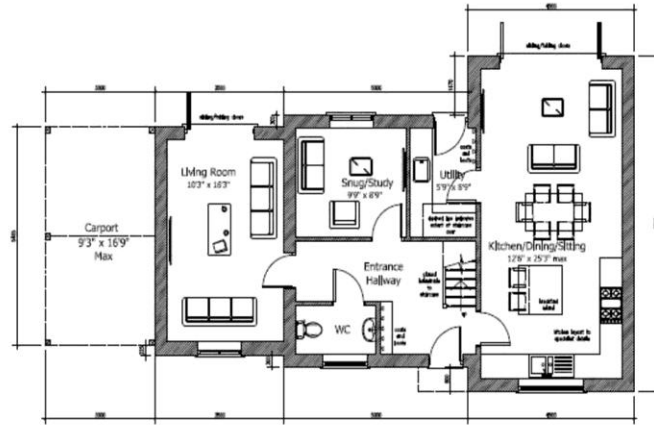


Whitehead's
ESTATE AGENTS

PRIORFIELDS, ASHBY-DE-LA-ZOUCH, LE65 1EA

£250,000





Proposed First Floor Plan
Scale 1:150



Proposed Rear Elevation

A great opportunity for a developer or self-build enthusiast to acquire a wonderful building plot which occupies an excellent plot and position, quietly tucked away on Priorfields, just off Upper Pakington Road in the heart of Ashby town centre. Occupying a site area of 0.03 Hectare (3229 Sq ft) detailed planning consent has been recently granted 21/0194/FUL for the erection of a most distinctive 1500 sq ft 3 double bedroom, 2 bathroom detached family home of character designed by David Granger Architectural Design Ltd of Ashby.

With a handsome exterior, the interior has been designed with emphasis on the large open plan living kitchen, skilfully combining three rooms in one and complemented by a useful utility room. The entrance hall gives access to the cloakroom/wc, lounge, study/snug, and utility room. On the first floor are three good sized bedrooms including two en-suite plus the main family bathroom.

Buying a property right in the heart of Ashby town centre offers a distinctive lifestyle and way of life that we all desire within Ashby. In a quiet location with a pleasant stroll along Union Passage, St. Helen's Church, onto South Street leading into the hustle and bustle of Market Street. The array of shops, boutiques, coffee houses, restaurants and pubs ensure there is always something to do, with the library, Hood Park leisure centre and Ashby Castle providing interesting leisure pursuits.

Ashby lies within the National Forest, with Hick's Lodge and Conkers visitor centre close by, combined with a most strategic position lying on the M42 linking up perfectly with the M1 providing quick and easy access to Birmingham, Tamworth, Loughborough, Burton, Leicester, Nottingham and Derby

TENURE Freehold

COUNCIL TAX Tbc

VIEWING On site, please be mindful and respectful of the neighbouring properties.