

# Land at Priorfields

Ashby-de-la-Zouch, LE65 1EA



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£200,000

**Exciting opportunity to acquire a wonderful building plot which occupies an excellent position in this sought after location. Planning Permission consent has been granted for the erection of an attractive detached home offering 3 double bedrooms, 2 bathrooms and lovely open plan living dining kitchen.**

North West Leicestershire District Council hereby grants planning permission for the above development in accordance with the application and plans submitted for the erection of dwelling including access at Land at Priorfields, Upper Packington Road, Ashby De La Zouch Leicestershire planning ref: 21/01914/FUL. 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.

A great opportunity for a developer or self build client to acquire this wonderful building plot set in one of Ashby's most sought after locations, just a short stroll past St Helens church into the town itself with its many bars restaurants and shops.

Extending to circa 1500 sqft, it offers an entrance hallway with guest's cloakroom leading off, a well proportioned through living room, useful study/snug and a feature contemporary open plan living dining kitchen with utility off. Three double bedrooms lie on the first floor, two benefit from private en suite shower rooms and there is also large family bathroom with separate shower.

Hall  
Lounge  
WC  
Living Room 16'3 x 10'3  
Snug/Study 9'9 x 8'9  
Kitchen Diner 25'3 x 12'6  
Bedroom 1 11'9 x 10'3  
Bedroom 2 12'6 x 10'9  
Bedroom 3 12'6 x 9'6  
Family Bathroom 11'9 x 8'9

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

**EPC:** Not required

**Note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

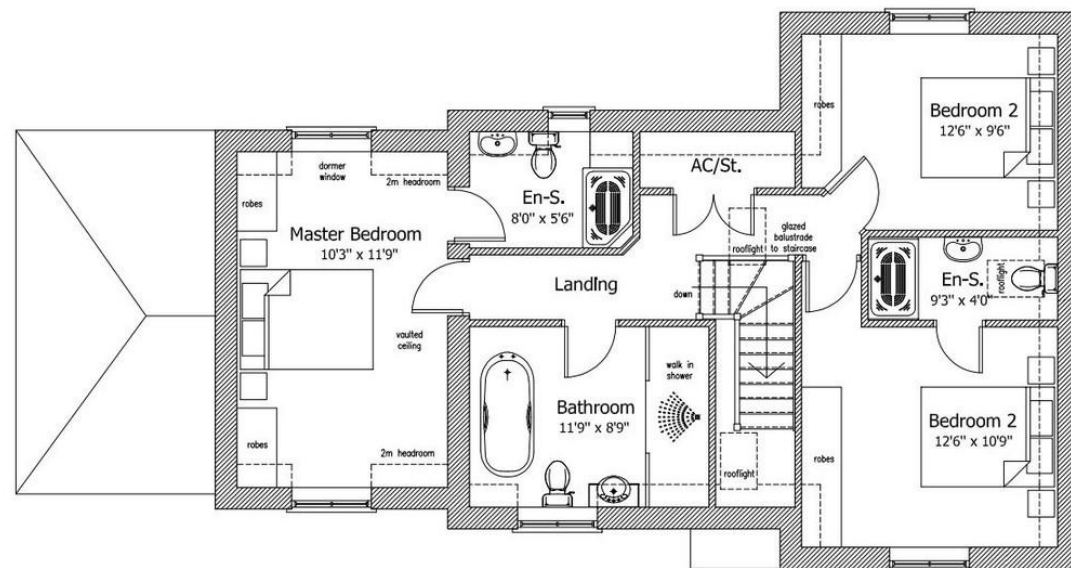
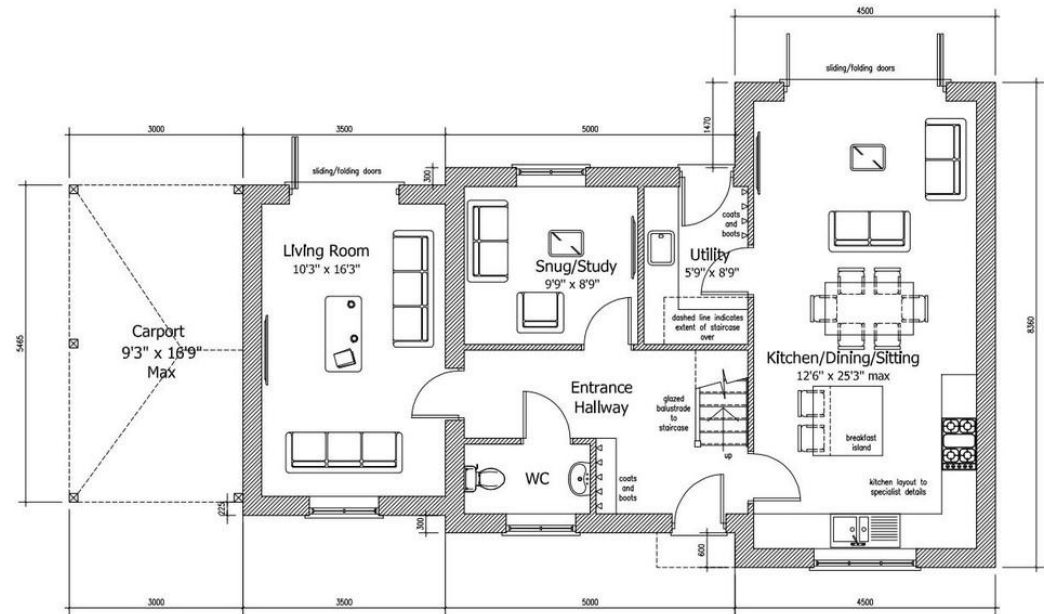
**Services:** we understand services are available in the street but we would recommend any interested parties make there own enquiries.

**Mobile/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority:** North West Leicestershire District Council

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

**Our Ref:** JGA/15072024

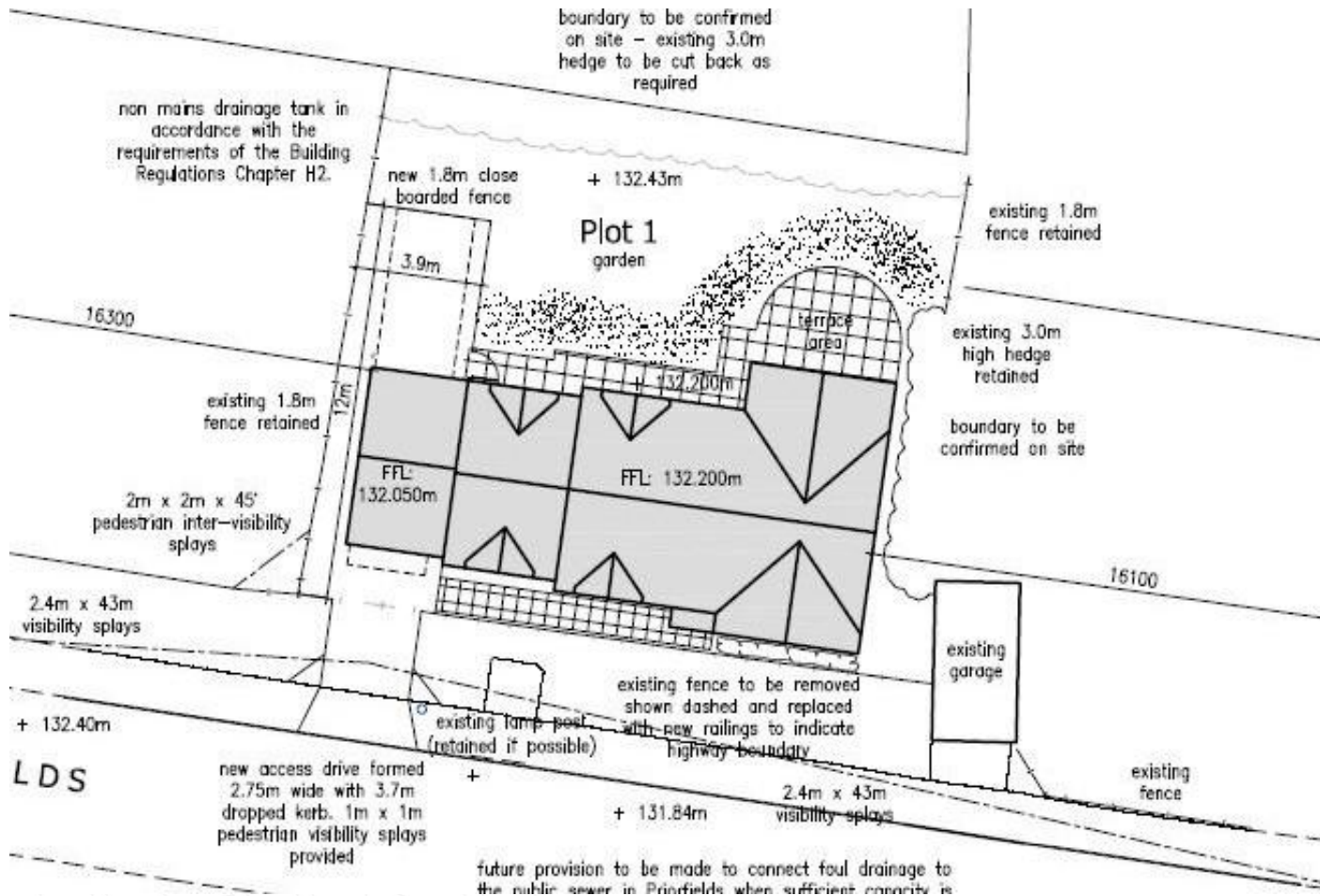




Proposed Front Elevation







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### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether

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