



Proposed Front Elevation (Scale 1:50)



Proposed Side Elevation (Scale 1:50)



Proposed Ground Floor Plan (Scale 1:50)



Proposed First Floor Plan (Scale 1:50)



Proposed Rear Elevation (Scale 1:50)



Proposed Side Elevation (Scale 1:50)



Bridge Lane

Witherley, Atherstone, , CV9 3LG

£175,000

Property Features

- Building Plot
- Full Planning Permission For A Dormer Bungalow
- Rural Location
- Substantial Plot
- PAP 24/00678 Hinckley & Bosworth Borough Council

Full Description

Set within a generous and private plot, this exceptional parcel of land offers a rare opportunity to create a substantial, bespoke home in a desirable setting. The site benefits from full planning permission for the construction of an impressive single large dormer bungalow, thoughtfully designed to combine spacious, versatile living with modern appeal.

The approved plans provide for a well-proportioned dwelling, ideal for a range of buyers seeking single-level living with additional accommodation at first-floor level. The design incorporates generous internal living spaces, ample natural light, and the flexibility to tailor the layout to individual requirements, making it perfectly suited for families, downsizers, or those seeking a long-term residence.

Externally, the plot allows for associated access and private parking, ensuring both convenience and practicality. The surrounding land offers significant scope for landscaping, gardens, and outdoor entertaining areas, enhancing the overall appeal and lifestyle potential of the property.

Wetherley provides a peaceful setting ideal for those seeking a quieter pace of life, while remaining within easy reach of nearby market towns and larger centres. A range of local amenities, schooling, and transport links can be found in the surrounding area, making it a practical yet idyllic place to establish a new home.

Opportunities such as this are increasingly rare-combining a sizeable plot, approved planning permission, and the freedom to build a high-quality, individually designed home. Early interest is highly recommended.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements