

Plot 2, Donisthorpe Lane

Moira, Swadlincote, DE12 6AZ

hatched grey area subject to a separate planning application (outline approval ref: 16/00397/OUT)



SOLD

SOLD

Proposed Site and Roof Plan Scale 1:200



Plot 2, Donisthorpe Lane

Moira, Swadlincote, DE12 6AZ

Offers around £245,000

A fantastic development opportunity to create your own dream home. A building plot for a luxurious detached dwelling offering 4 bedrooms and 3 bathrooms within the heart of this popular village in the heart of the National Forest.

This is a superb opportunity to purchase a prime building plot within the heart of the National Forest with the woodland parks connecting to the Wolds Heritage Trail, Moira Furnace, canal and the National Forest Centre at Moira.

Designed by renowned local architects David Granger this luxury detached home offers a blend of traditional design and contemporary layout offering four bedrooms, three bathrooms (2 ensuite) and ground floor open plan live in dining kitchen with utility alongside a lounge, study, cloakroom and double garage. This is the last of three individual homes.

The development is subject to the various reserved matters, terms and conditions, planning numbers below and associated drawings etc are available here. <https://plans.nwleics.gov.uk/public-access/search.do?action=simple&searchType=Application>, dated from 13th May 2019.

North West Leicestershire District Council hereby grants approval for Erection of 2 dwellings - Reserved matters of access, layout, scale, appearance and landscaping to outline reference 14/00096/OUT at Land Rear Of 22 Donisthorpe Lane Moira Derby

1 The development shall be carried out in accordance with the conditions attached to the original outline planning permission reference: 14/00096/OUT except as may be modified herein.
Reason -

North West Leicestershire District Council hereby grants approval for the Erection of 1 dwelling - Reserved matters of layout, scale, appearance and landscaping to outline permission 16/00397/OUT at Land Rear Of 22 Donisthorpe Lane Moira Derby

1 The development shall be carried out in accordance with the conditions attached to planning permission reference: 19/00352/VCU except as may be modified herein.

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

Services: To be confirmed. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk ; www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/18072019

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

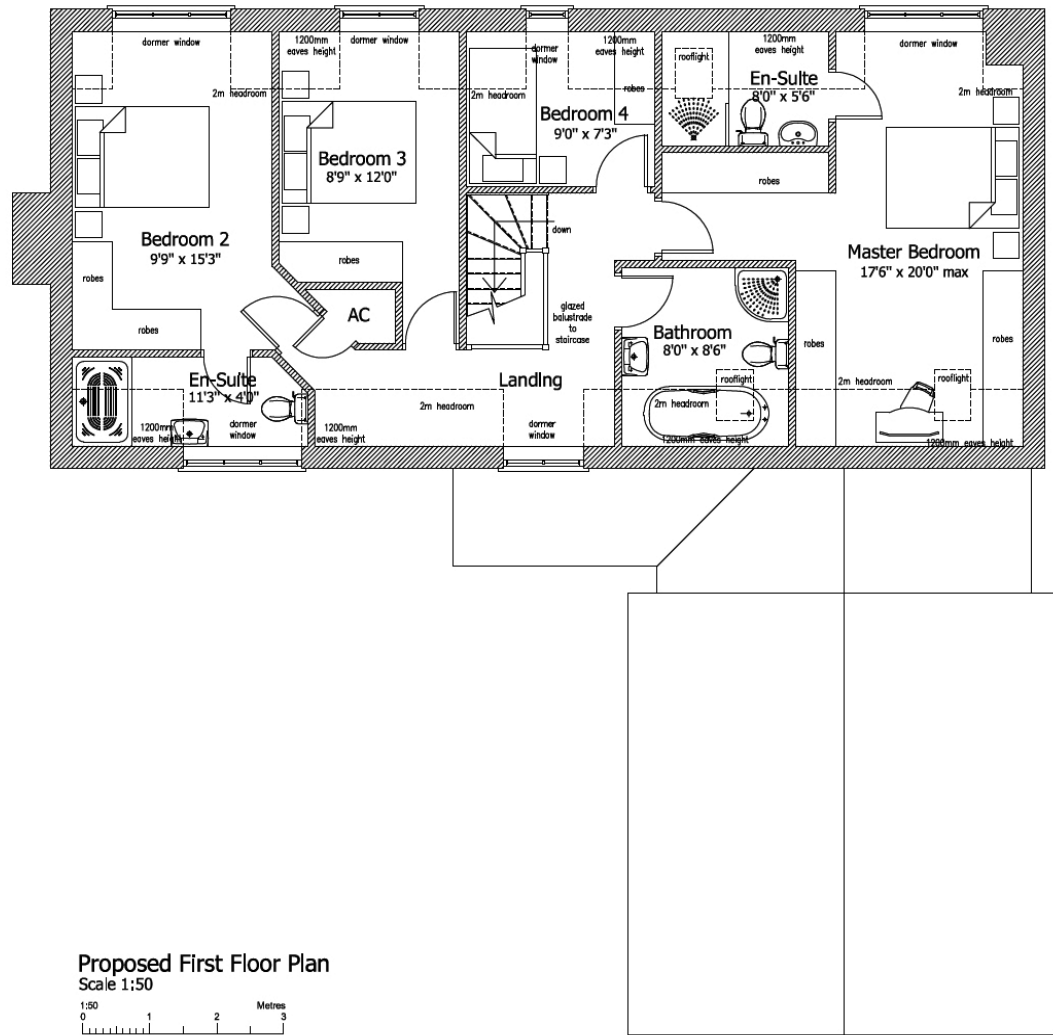
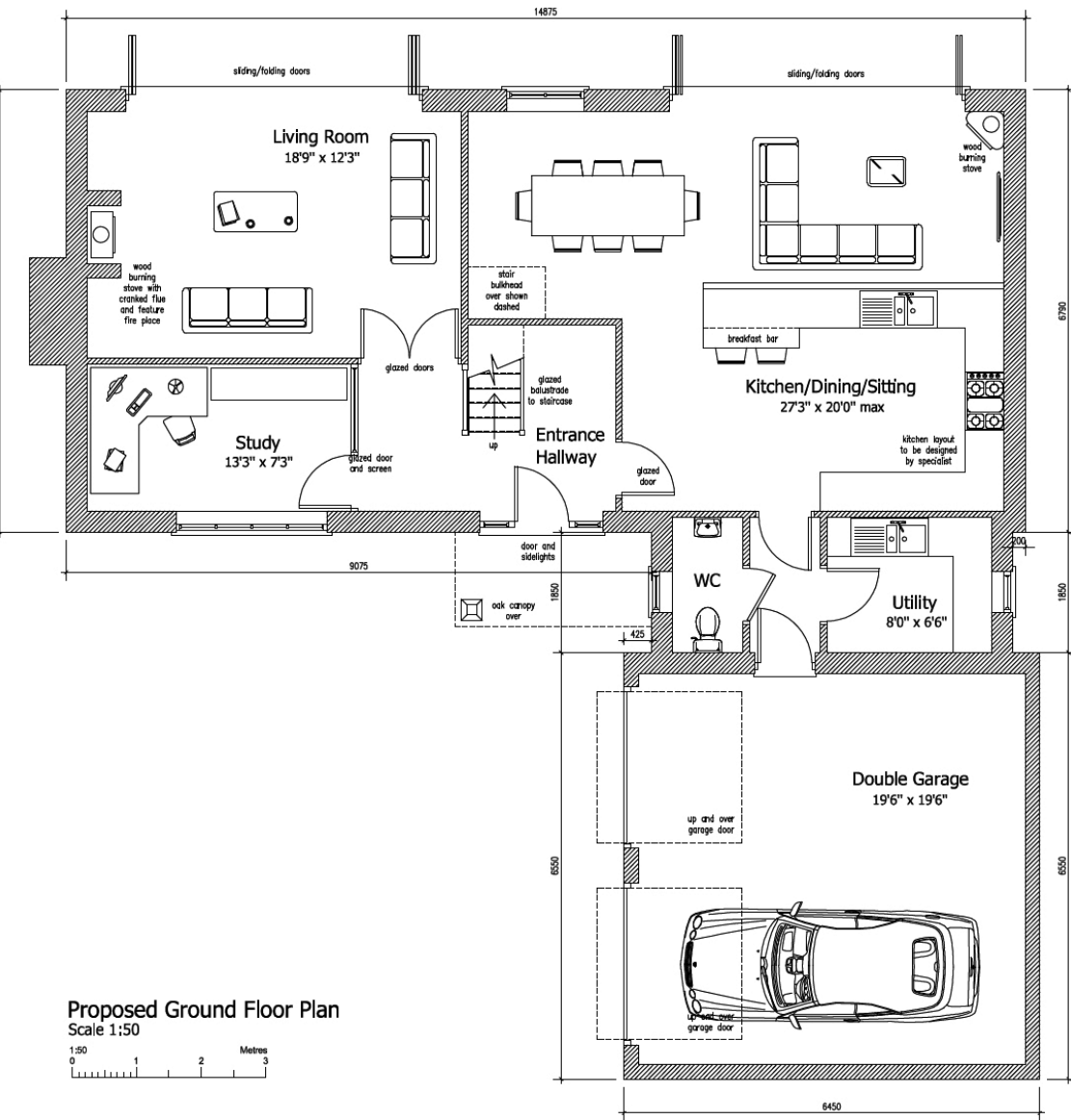


Proposed Front Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100





DETAILED PLANNING PROPOSALS ~ PLOT 2

PROPOSED RESIDENTIAL DEVELOPMENT - LAND AT 22 DONISTHORPE LANE
~ MOIRA ~ SWADLINCOTE ~ DERBYSHIRE



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

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EPC NOT REQUIRED

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JohnGerman.co.uk Sales and Lettings Agent

