

Pinewood Drive

Markfield, Leicestershire, LE67 9RQ



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£550,000

This site is located in the village of Markfield, recently voted with the national press as the 5th in the Most Popular Villages for City movers in the UK*, and has been agreed solely for the purposes of providing specialist independent residential accommodation for persons aged 55 or over only.

The site has convenient access to the village centre which has a host of local amenities and to the M1 motorway for travel to the North and South of the country. A section of the development will be required to be affordable housing, details of which can be found in the planning approval. Contact John German Estate Agents for more information.

Tenure: The Land is sold freehold, but the once built the bungalows will be Leasehold and will have 999 year leases from inception.

The management company is Markfield Retirement Village and the bungalows will become part of the existing 125 unit village. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: We understand from our client that there is mains drainage on site and an electricity pole.

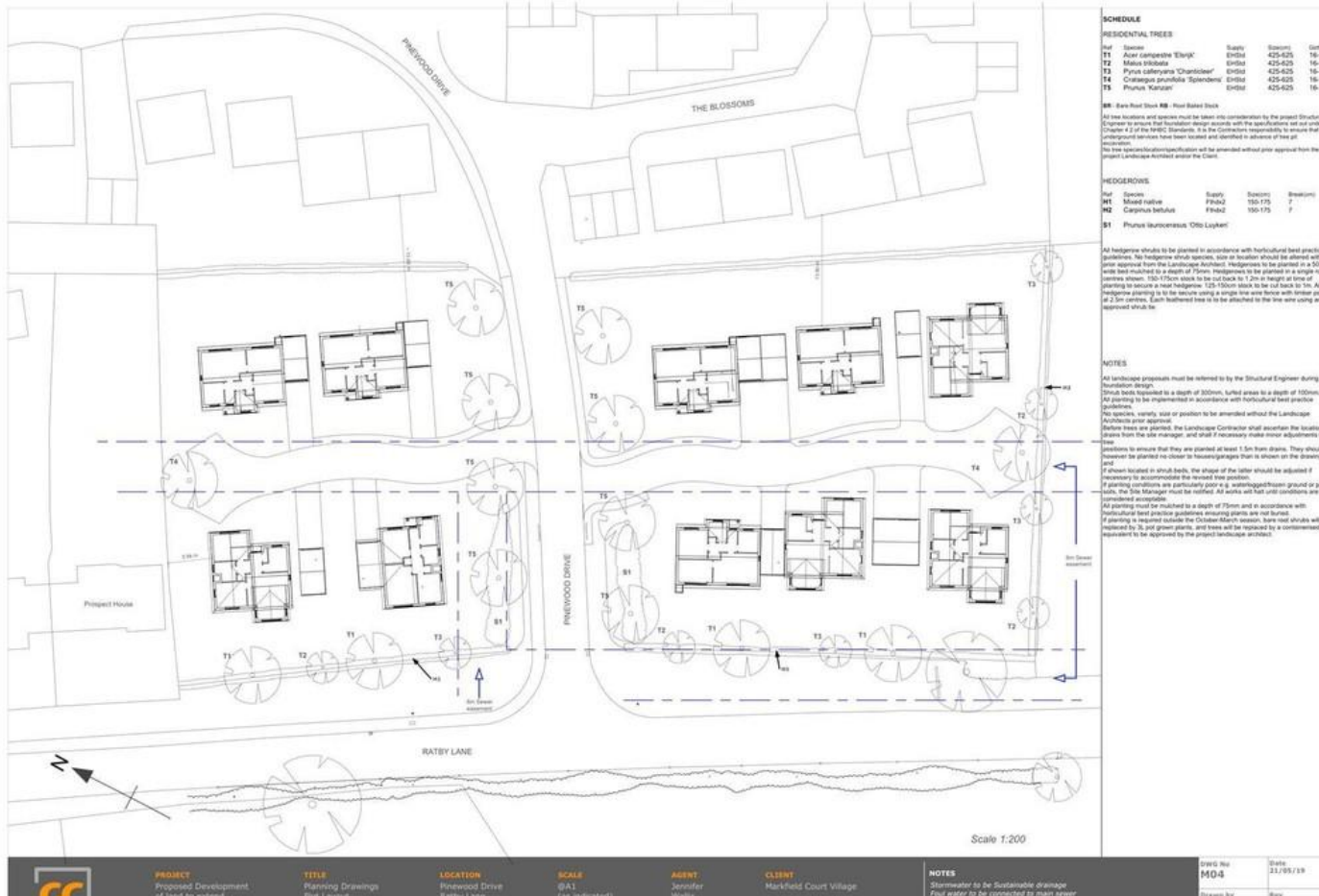
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/05112020 JGB/28012021

Local Authority/Tax Band: Hinckley and Bosworth Borough Council / Tax Band TBC







SCHEDULE

RESIDENTIAL TREES

Ref	Species	Supply	System	Quantity
T1	Acer dasycarpum 'Elegant'	EM10L	425-625	16-18
T2	Malus Floribunda	EM10L	425-625	16-18
T3	Prunus coccinea 'Charlesii'	EM10L	425-625	16-18
T4	Corylus avellana 'Spendens'	EM10L	425-625	16-18
T5	Prunus 'Kakani'	EM10L	425-625	16-18

88. Sixty four (64) 88. 1000 Baller Baller

All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4 of the BS5832 Standards. It is the Contractor's responsibility to ensure that all professional services have been located and identified in advance of tree all.

The above information/specification will be provided without prior approval from the project Landscape Architect under the Client.

HEDGE SPECIES

Ref	Species	Supply	System	Quantity
H1	Mixed native	PH10L	150-175	7
H2	Castanea sativa	PH10L	100-175	7

S1 Prunus laurocerasus 'Oliv. Lyptus'

All hedge species to be planted in accordance with horticultural best practice guidelines. The hedge species should be planted in accordance with the approved plan. All hedges to be planted on a 500mm wide bed mulched to a depth of 75mm. Hedgerows to be planted in a single row at corners within 150-175mm stake to be cut back to 1.2m in height at time of planting to secure a neat hedge line. 125-150mm stake to be cut back to 1m. All hedgerow planting is to be secured using a single line wire fence with timber posts at 2.0m centres. Each hedgerow line is to be checked by the line wire using an approved method.

NOTES

All landscape proposals must be referred to by the Structural Engineer during foundation design.

Stake Work Required to a depth of 300mm, turned away to a depth of 100mm.

All planting to be implemented in accordance with horticultural best practice guidelines.

No species, variety, size or position to be amended without the Landscape Architect's prior approval.

Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should be planted in straight or staggered rows that is shown on the drawing, and if shown located in straight rows, the stagger of the latter should be adjusted if necessary to accommodate the revised tree position.

If planting conditions are particularly poor (e.g. waterlogged/steep ground or poor soils), the Site Manager must be notified. All works will not until conditions are considered acceptable.

All planting must be mulched to a depth of 75mm and in accordance with horticultural best practice guidelines, ensuring plants are not buried.

If planting is required outside the October/November season, bare root shrubs will be required to 20 and green plants, and these will be replaced by a permanent replacement to be approved by the project landscape architect.

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.

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