

Plot 1, Land to rear of 22 Donisthorpe Lane

Moira, Swadlincote, DE12 6AZ



Proposed Front Elevation



Proposed Rear Elevation

Super opportunity to create a wonderful family home in this sought after National Forest setting extending to around 2300 sq ft (GIFA) or thereabouts. It will have a wonderful open plan live in family dining kitchen, lounge, study, boot room, utility, cloakroom and on the first floor four generous bedrooms with three bathrooms (two en suite). Outside is a double garage, parking and gardens.

£240,000



Proposed Side and Rear Garage Elevation

John German

This is a superb opportunity to purchase a prime building plot and build your dream home 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 is one of three properties offering a blend of traditional design and contemporary layout.

Lounge 21'9 x 14'6. Study 12'9 x 9'. Boot room 12' x 7'6. Utility 12' x 8'3.

Kitchen/dining/sitting room 20'3 x 18'0 max.

Bedroom one 20'9 x 11'6 max. Bedroom two 17'6 x 11'6. Bedroom three 14'6 x 9'9. Bedroom four 13' x 9'9.

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/publicaccess/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.

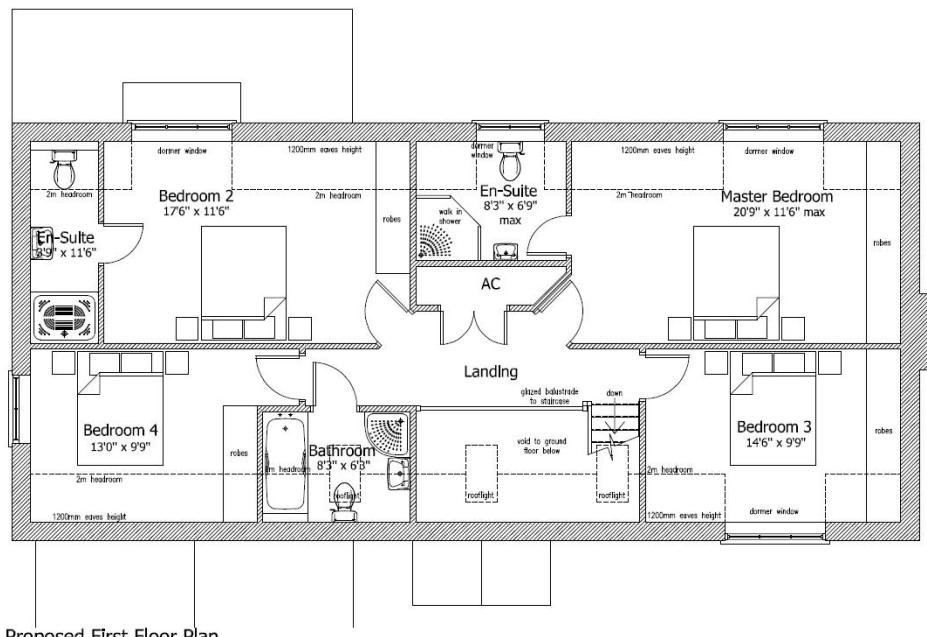
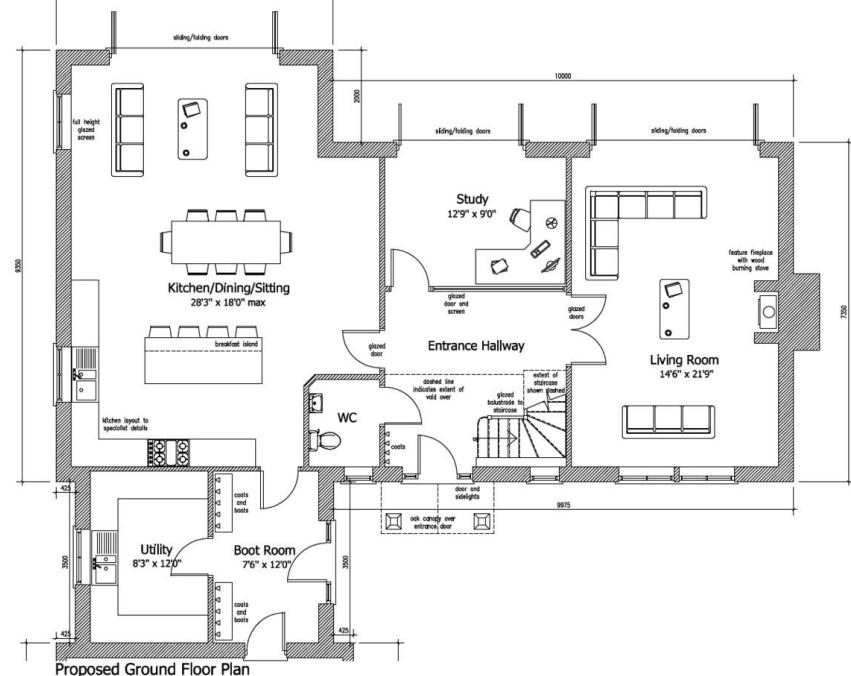
Agents Note: All measurements are taken from Architects Drawings and subject to change.

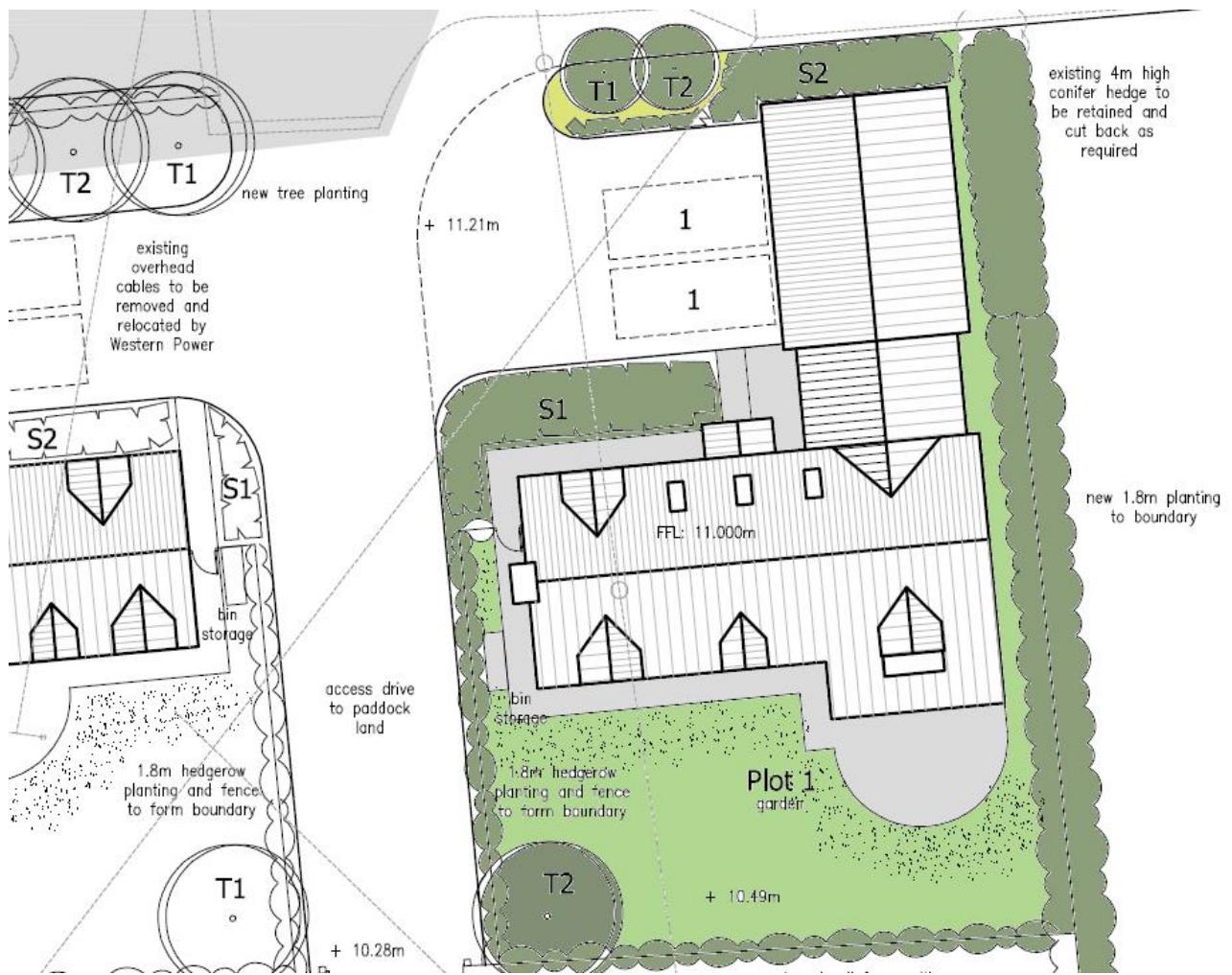
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

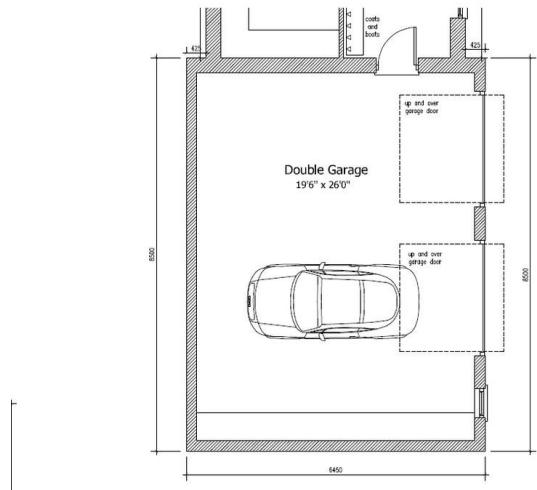
Local Authority: North West Leicestershire District Council

Useful Websites: www.environment-agency.co.uk ; [www.nwleics.gov.uk/pages/view_planning_applications](https://plans.nwleics.gov.uk/pages/view_planning_applications)





Proposed Side and Front Garage Elevation



(outline approval ref:
16/00397/OUT)



Agents' Notes

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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

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

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EPC NOT REQUIRED



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