



Development site off Moira Road
Donisthorpe, Leicestershire

DEVELOPMENT SITE AT 17 MOIRA ROAD

 **Development site adjoining 17 Moira Road, Donisthorpe, Leicestershire DE12 7QD**

 **A development site with full planning permission for three contemporary detached houses and a detached building offering ancillary storage space.**

- Plot 1 - 4 bedrooms
- Plot 2 - 2 bedrooms
- Plot 3 - 4 bedrooms
- Office and storage building



 **Ashby-de-la-Zouch 01530 410840**

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Full planning consent granted

Situation

Donisthorpe sits within the National Forest in north west Leicestershire and is very well located for access to major roads including the M42, M1 and M50. Nottingham, Derby, Loughborough, and Birmingham are within easy reach. East Midlands and Birmingham airports are both within striking distance and rail services to London are available from Tamworth.

Description

The property comprises a site of approximately 0.4 acres which is accessed off Moira Road and adjoins open countryside to the east. North West Leicestershire District Council granted full planning permission on 17th April 2019 under reference 18/01577/FUL for the construction of three detached houses totalling approximately 5,000 sq ft (gross internal area (GIA)) of accommodation and a detached building of approximately 1,000 sq ft offering ancillary storage/office space shared between the three plots (floor areas subject to confirmation), with additional parking. Please note that Plot 2 has plans approved for a two bedroom property, however there may be sufficient space to accommodate three bedrooms if required and subject to planning consent. A copy of the consent and plans are available from North West Leicestershire District Council: (www.nwleics.gov.uk).

The land is sold subject to a completed section 106 agreement which requires a contribution to be made to the local authority in connection with the River Mease special area of conservation. The total amount payable for the

current scheme layout will be £1,601 (index linked).

Note

The land is being sold as a development site with the benefit of planning permission. The costs of development and all enquiries regarding service connections and any other activity relating to the development of the site will be the responsibility of the purchaser. Potential purchasers must refer to the planning documents under reference 18/01577/FUL on the local authority website for full details; these particulars are intended as a guide only.

Services

It is understood that mains services, bar gas, are located nearby on Moira Street but purchasers are to make their own independent enquiries with service providers to verify this, and also regarding connection to services.

Rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Tenure

The property is available for sale freehold as a whole with vacant possession on completion.

Plans and boundaries

The plans and floor plans within these particulars are based on Ordnance Survey data and third party data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed - interested parties are to review the plans showing the

design of properties within the approved scheme to verify potential developable floor areas, and review title plans to confirm the site area. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of floor areas and ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Local Authority

North West Leicestershire Borough Council
Telephone: 01530 454545

Email:
customer.services@nwleicestershire.gov.uk

Viewings

Strictly by appointment through Fisher German LLP

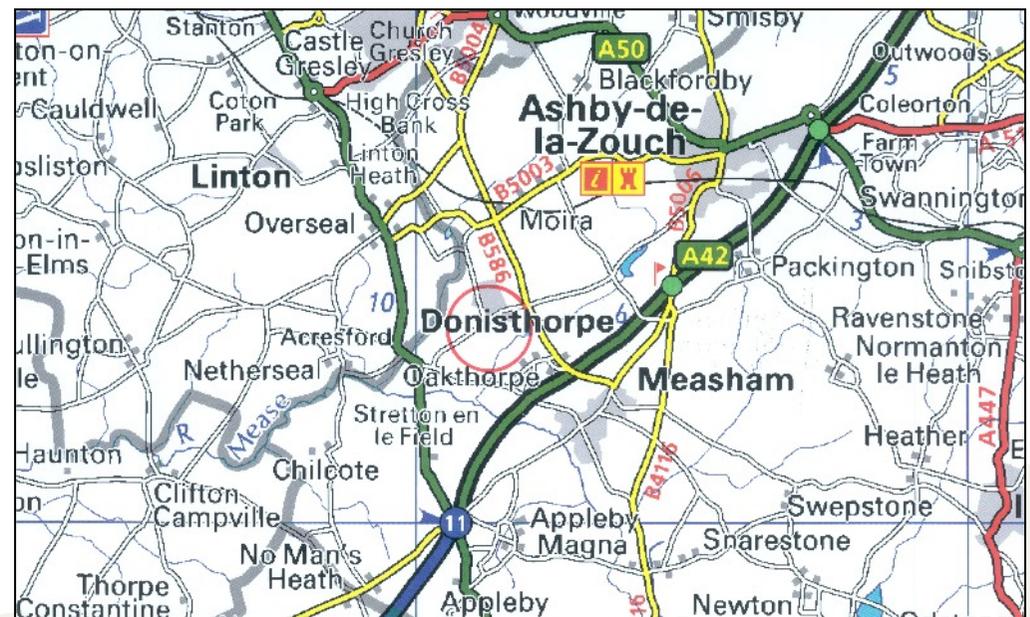
Telephone: 01530 410840

Email: ashbyagency@fishergerman.co.uk

Directions

From junction 11 of the M42 take the A444 north towards Burton upon Trent. After approximately 1½ miles turn right, sign posted for Donisthorpe. Pass the cemetery on the left hand side and take the next left hand turn at the crossroads onto Moira Road. After approximately 300 metres No.17 Moira Road will be found on the right hand. The site is accessed via gates on the north side of No.17.

Particulars prepared December 2019.



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Plot 1,2,3, Moira Road, Donisthorpe



Illustration for identification purposes only, measurements are approximate, not to scale.
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Approximate Travel Distances

Locations

- Ashby-de-la-Zouch - 3 miles
- Burton-upon-Trent - 9 miles
- M42, Junction 11 - 3 miles

Nearest station

- Burton-upon-Trent - 9 miles

Nearest Airports

- East Midlands Airport - 16 miles

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