

**42a**

**42**

SITE FRONTAGE



**ATIVE WEST ELEVATION / STREET**

**wards**  
Commercial

**FOR SALE**

**RESIDENTIAL DEVELOPMENT PLOT**

42 & 42A Mill Hill Road,  
Hinckley, LE10 0AX

Planning permission granted for two  
detached dwellings (Reference  
23/00629/FUL with Hinckley &  
Bosworth Borough Council)



Proposed three storey dwellings  
comprise 1.no. 3 bed detached and 1.no  
4 bed detached



Sought after location close to the  
award winning Hollycroft Park



Site Area - 0.14 acres (0.06 hectares)

## LOCATION

The subject property is located on Mill Hill Road on the fringe of Hinckley town centre. Mill Hill Road is a popular residential in close proximity to the award winning Hollycroft Park and within easy walking distance of Hinckley town centre.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway being located on the south eastern fringe of the conurbation.

## DESCRIPTION

The subject property comprises former workshop premises on a site of approximately 0.14 acres (0.06 hectares) which benefit from planning permission for the erection of two detached dwellings (Reference 23/00629/FUL with Hinckley & Bosworth Borough Council).

The proposed dwellings comprise the following: 42a comprises a three bed detached, three storey dwelling with accommodation as follows: Ground Floor: Porch, Hall, Snug, WC, Utility Room and open plan Kitchen/Living Area. First Floor: two Bedrooms, Master with Ensuite and Bathroom. Second Floor: Bedroom with Ensuite. Externally, there are two car parking spaces and a garden.

42 comprises a four bed detached, three storey dwelling with accommodation as follows: Ground Floor: Porch, Hall, Snug, Play Room, Study, WC, Utility Room and open plan Kitchen/Living Area. First Floor: three Bedrooms, Master with Ensuite and Bathroom. Second Floor: Bedroom with Ensuite. Externally, there are three car parking spaces and a garden.

## ACCOMMODATION

In more detail, the proposed accommodation comprises the following:

| BEDROOMS           |                                |               |
|--------------------|--------------------------------|---------------|
| 42 Mill Hill Road  | Three storey detached dwelling | 3             |
| 42a Mill Hill Road | Three storey detached dwelling | 4             |
| Site Area          | 0.14 Acres                     | 0.06 Hectares |

## PLANNING

Planning permission was granted by Hinckley & Bosworth Borough Council (Reference 23/00629/FUL) for proposed 2no. detached dwellinghouses and associated works on 28 March 2024 at 42 - 42A Mill Hill Road, Hinckley, Leicestershire, LE10 0AX.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £10,500

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The Freehold interest in the property, subject to vacant possession, is available at an asking price of £237,500.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - not required

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: [info@wardsonline.co.uk](mailto:info@wardsonline.co.uk).

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

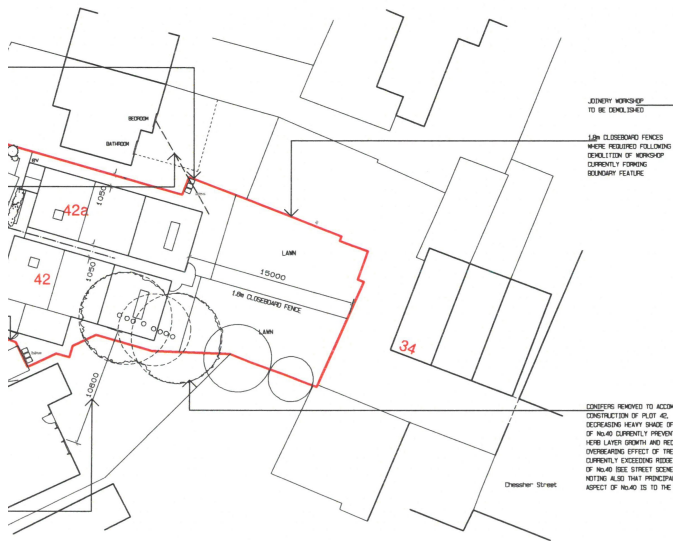
## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

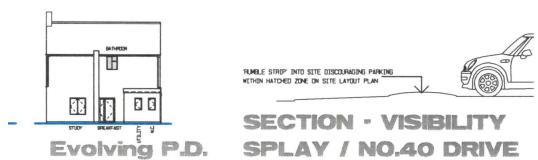
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.



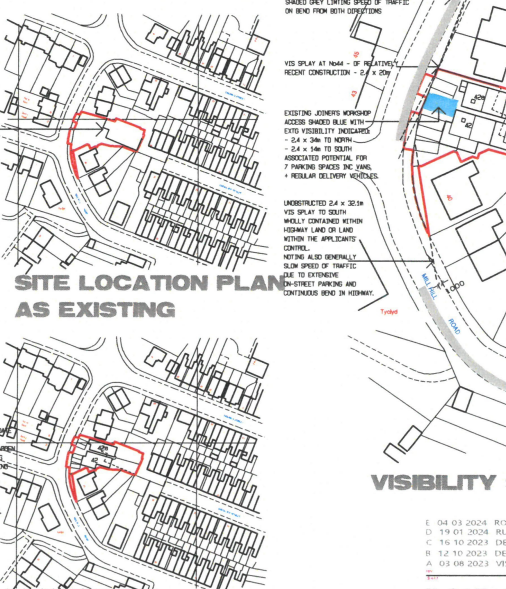
**BINED INDICATIVE WEST ELEVATION / STREET SCENE**



**JT / BLOCK PLAN AS PROPOSED**



**SECTION - VISIBILITY SPLAY / NO.40 DRIVE**



**SITE LOCATION PLAN AS EXISTING**

**SITE LOCATION PLAN AS PROPOSED**

UNOBSTRUCTED 2.4 x 4.0m VIS SPLAY TO NORTH FULLY CONTAINED WITHIN HIGHWAY LAND

CURRENT AREA OF ON-STREET PARKING SHADDED GREY LIMITING SPEED OF TRAFFIC ON BEND FROM BOTH DIRECTIONS

VIS SPLAY AT NO.42 - IF RELATIVELY RECENT CONSTRUCTION - 2.4 x 2.0m

EXISTING JOINERS WORKSHOP ACCESS SHADDED BLUE WITH EXTD VISIBILITY REQUIREMENTS - 2.4 x 2.4m TO NORTH - 2.4 x 1.6m TO SOUTH ASSOCIATED POTENTIAL FOR 7 PARKING SPACES IN RANGE + REGULAR DELIVERY VEHICLES

UNOBSTRUCTED 2.4 x 2.0m VIS SPLAY TO SOUTH FULLY CONTAINED WITHIN HIGHWAY LAND ON LAND WITHIN THE APPLICANTS CONTROL. NOTING ALSO GENERALLY SLOW SPEED OF TRAFFIC DUE TO EXTENSIVE ON-STREET PARKING AND CONTINUOUS BEND IN HIGHWAY.

CONCRETE REMOVED TO ACCOMMODATE CONSTRUCTION OF PLOT 42. DECREASED HEAVY SPACES OF BARRIERS OF ROAD CURRENTLY PREVENTING HERE LATER GROWTH AND REDUCING OVERSHADING EFFECT OF TREES CURRENTLY EXCESSIVE RISE IN HEIGHT OF ROAD USE STREET SCENE. NOTING ALSO THAT PRINCIPAL ASPECT OF ROAD IS TO THE SW.

**VISIBILITY**

E 04 03 2024 RL  
D 19 01 2024 RL  
C 16 10 2023 DE  
R 12 10 2023 DE  
A 03 08 2023 VR

**Mr G & Mrs I**

**Proposed 29 at 42 Mill Hill**

**SITE LOCATI**  
GP: A1



**DISCUSSION ONLY**

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE APPROVED BY THE APPLICANT'S ARCHITECT.

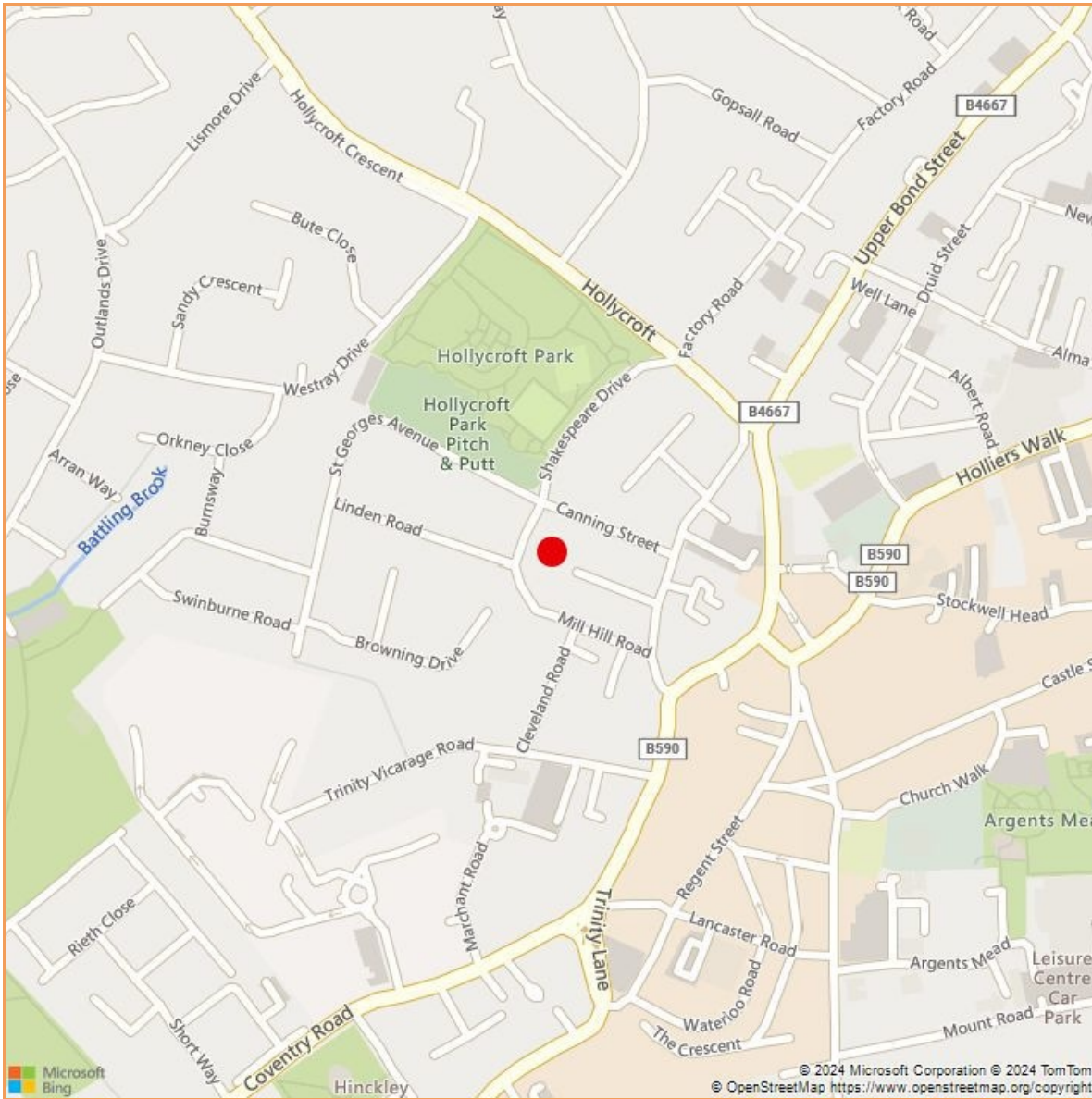
Mr G & Mrs I, Station  
Proposed 29, Mill Hill, London, NW7 4JH

GENERAL ARRANGEMENT

**GBa&E**







20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://wardsonline.co.uk)



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