



Typical Speed Table Section I: 200  
 Speed table to be hard bound in  
 tarmacadam or similar and approved  
 (in strict accordance with D66e of LHDG)

be ec  
 This drawing is issued  
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| Rev | Date     |
|-----|----------|
| A   | 07.02.23 |
| B   | 23.03.23 |
| C   | 03.07.23 |
| D   | 25.07.23 |
| E   | 25.08.23 |
| F   | 31.08.23 |
| G   | 23.11.23 |
| H   | 13.12.23 |
| J   | 18.12.23 |
| K   | 22.12.23 |
| L   | 09.01.24 |
| M   | 19.01.24 |
| N   | 05.04.24 |
| P   | 24.04.24 |

st  
 Tel: 07948

Project  
 Rear develop  
 Ridgeway,

Client  
 Mr N Sym

Drawing  
 Proposed B

Dwg No: 03-



## FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY

Rear Of 10-12 Ridgeway,  
 Littlethorpe, LE19 2JJ

Planning permission for 5 two  
 bedroom detached dormer bungalows  
 (Reference 23/0016/OUT with Blaby  
 District Council)

Located in the sought after village of  
 Littlethorpe

Approx. site area - 0.75 acres (0.31  
 hectares)

aces for properties of 4 beds or more and 2 spaces for properties of 2 or 3 beds



## LOCATION

The subject property is accessed from Ridgeway in Littlethorpe, a desirable cul de sac which itself is accessed from Cosby Road, which links Narborough with Cosby via Littlethorpe.

Littlethorpe is a sought after Leicestershire village situated approximately 6 miles south of Leicester. The village benefits from two pubs with further amenities available in adjacent Narborough. There is good connectivity with the M69/M1 interchange at Enderby some 2 miles to the north and Narborough railway station providing regular services to Leicester and Birmingham New Street.

## DESCRIPTION

The subject property comprises former garden land which has outline planning permission for the erection of 5 detached two bedroom dormer bungalows.

The site is accessed from the Ridgeway and the purchaser will be required to demolish the garage of 12 Ridgeway and make good the resultant aperture to provide the access road into the site.

The site area is approximately 0.75 acres (0.30 hectares).

## ACCOMMODATION

In more detail, the proposed accommodation comprises the following:

|                  |                         | SQ M              | SQ FT               |
|------------------|-------------------------|-------------------|---------------------|
| Plot 1, 3 and 5  | 2 bed detached bungalow | 100               | 1,076.4             |
| Plot 2           | 2 bed detached bungalow | 83                | 893.41              |
| Plot 4           | 2 bed detached bungalow | 83                | 893.41              |
| <b>NIA Total</b> |                         | <b>0.75 Acres</b> | <b>0.3 Hectares</b> |

## PLANNING

Outline planning permission has been granted by Blaby District Council (Reference 23/0016/OUT) for 5 dwellings and associated infrastructure (all matters reserved except layout, access, scale and appearance).

Further information is available at - <https://pa.blaby.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RO9IEACYMAO00>

## TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at a guide price of £750,000.

The purchaser will be responsible for the vendor's agents fee of 1% + VAT of the sale price achieved.

## LEGAL COSTS

The purchaser is to cover the vendor's reasonable legal fees incurred in the sale.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - not required

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the selling 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

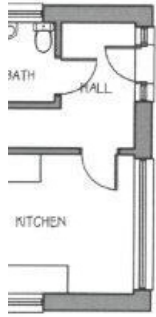
## NOTE RE: MEASUREMENTS

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.



Front Elevation



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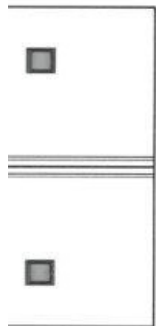
Side Elevation



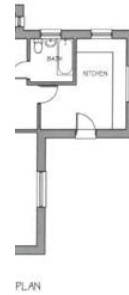
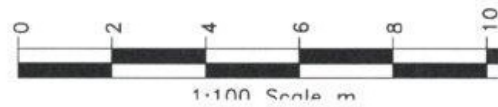
Side Elevation



Typical Section



Rear Elevation



PLAN



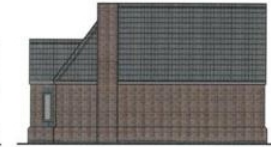
Front Elevation



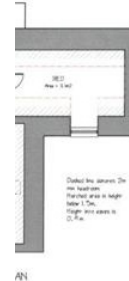
Rear Elevation



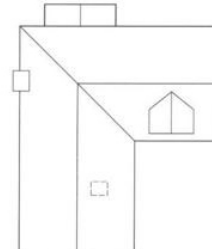
Side Elevation



Side Elevation



PLAN



ROOF PLAN



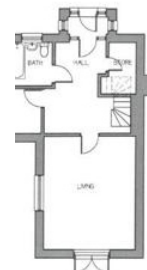
Typical Section



Be scaled for printing  
 19.01.24 Plan and elevations amended, roof plan added  
 18.01.24 Plan and elevations amended

Revision Description  
 A 19.01.24 Plan and elevations amended, roof plan added  
 B 18.01.24 Plan and elevations amended

stu  
 Tel: 0748 30917 e: 11000  
 Project: Rear development at 10 Ridgeway, Littlehorpe,  
 Client: Mr N Eymonds  
 Drawing: Proposed Chisel Bungalo Plan 2  
 Date: 02-2222



1R PLAN



Front Elevation



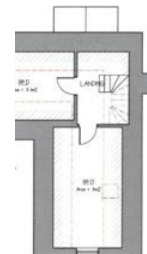
Rear Elevation



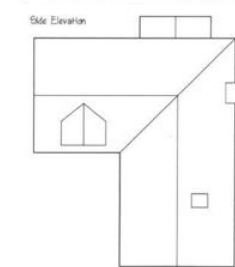
Side Elevation



Side Elevation



PLAN



ROOF PLAN



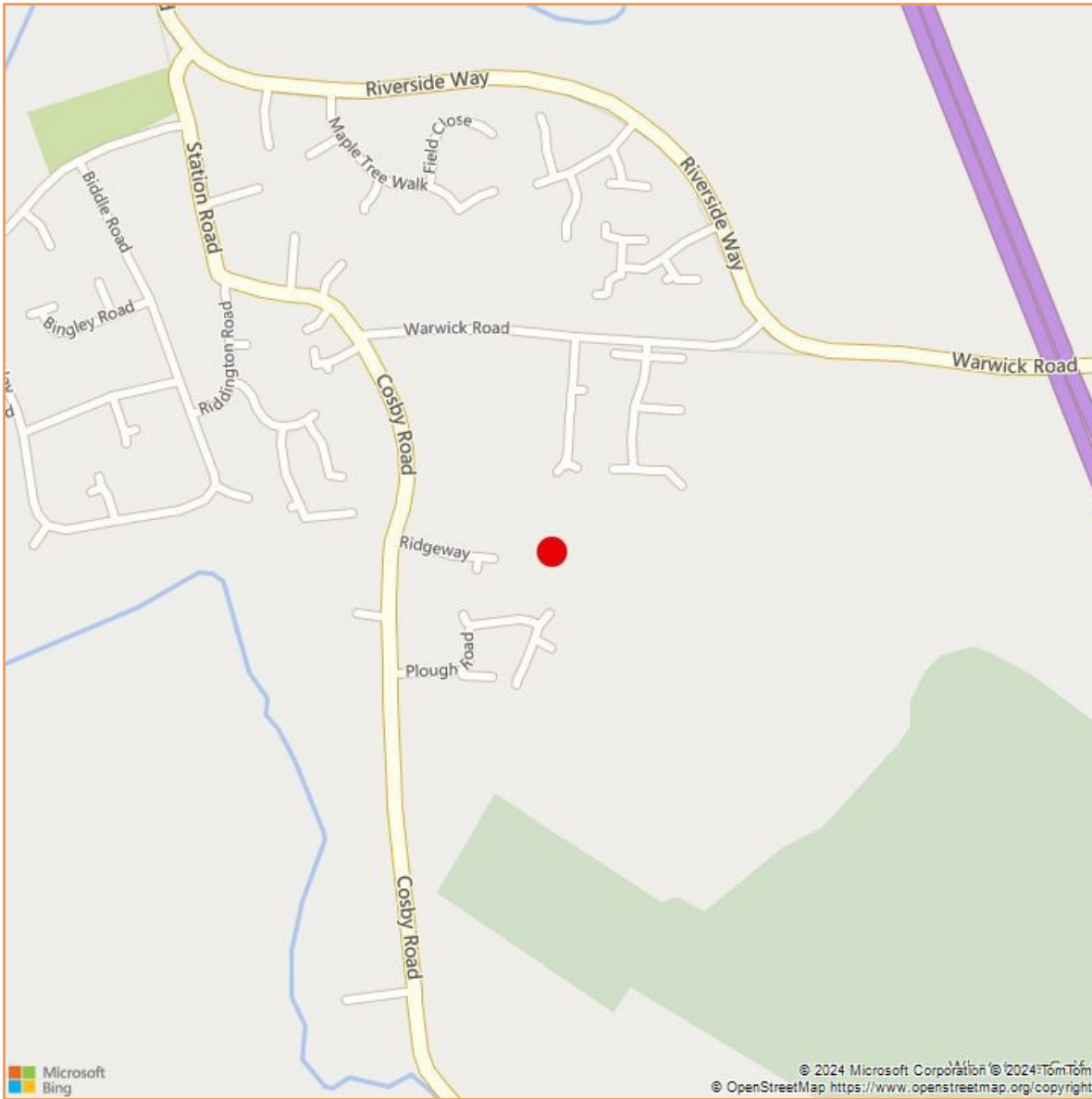
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 Client: Mr N Eymonds  
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20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

**wardsonline.co.uk**



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