



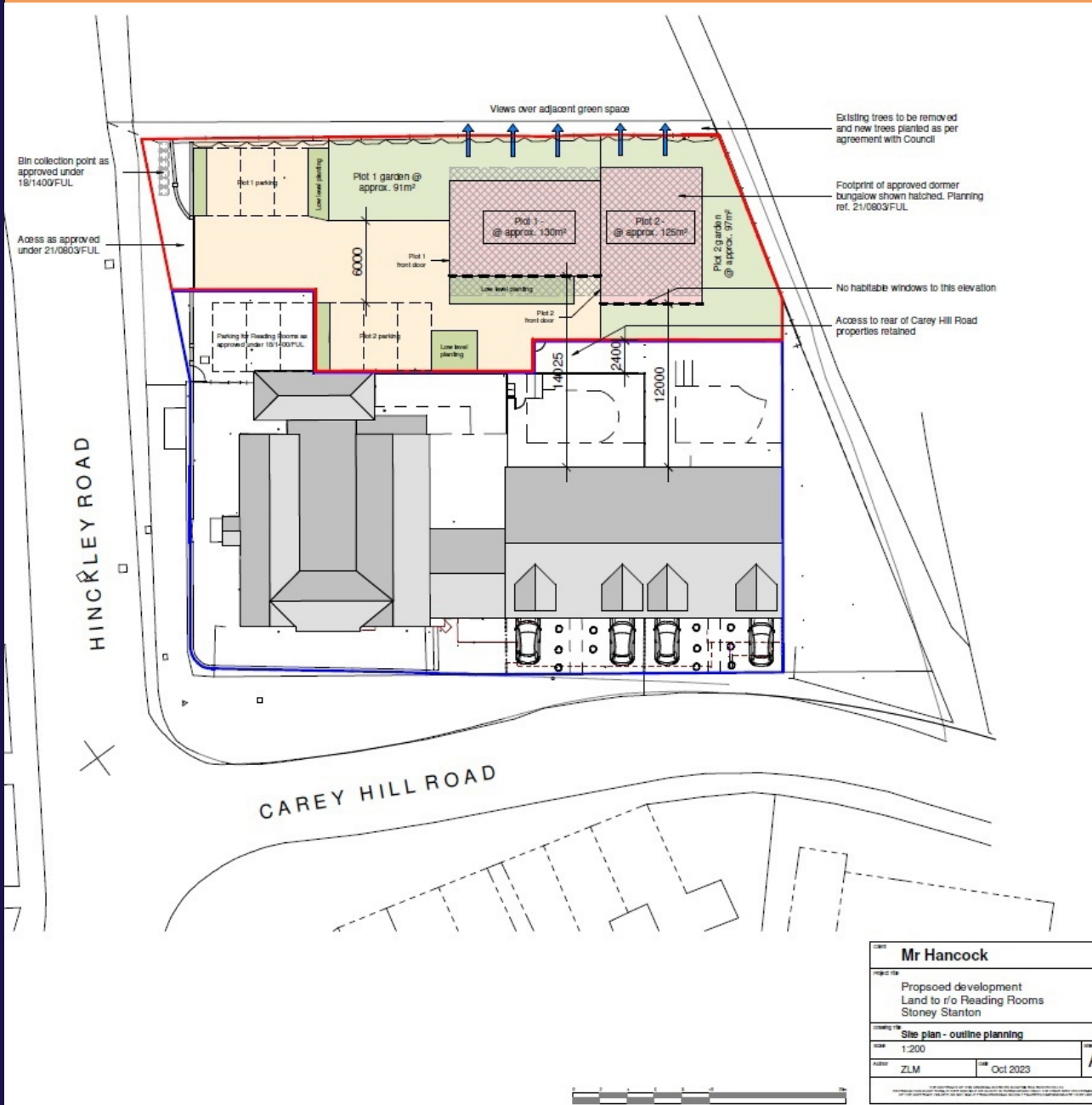
## RESIDENTIAL DEVELOPMENT PLOT

Outline planning permission granted  
for two semi-detached dwellings  
(Reference 23/1062/OUT with Blaby  
District Council)

Proposed dwellings 130 sq m and 125 sq m with three car parking spaces each

## Adjacent to open green space

Site Area - 0.16 acres (0.06 hectares)





## LOCATION

The subject property is located on Hinckley Road in Stoney Stanton, close to its junction with Carey Hill Road. There is open green space adjacent to the property and various amenities, including a primary school, Co-op Foodstore, pharmacy and three public houses are within easy walking distance.

Stoney Stanton itself is a large village (population 3,793), located approximately 1 mile to the north of Sapcote and 5 miles to the east of Hinckley. There are good local road communications, including the M69 Motorway at Junction 2 being approximately 2 miles from the subject property.

## DESCRIPTION

The subject property comprises land of approximately 0.14 acres (0.06 hectares) which benefit from outline planning permission for the erection of two semi-detached dwellings (Reference 23/1062/OUT with Blaby District Council).

Plot 1 is proposed to be approximately 130 sq m and Plot 2 approximately 125 sq m. There are three car parking spaces associated with each dwelling.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

Plot 1	130 sq m	
Plot 2	125 sq m	
GIA Total	0.16 Acres	0.06 Hectares

## PLANNING

Planning permission was granted by Blaby District Council (Reference 23/1062/OUT) for the erection of 2 semi-detached dwellings and associated infrastructure (outline application with details of access and layout) on 25 July 2024.

## TENURE

The Freehold interest in the property, subject to vacant possession, is available at an asking price of £160,000.

## 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

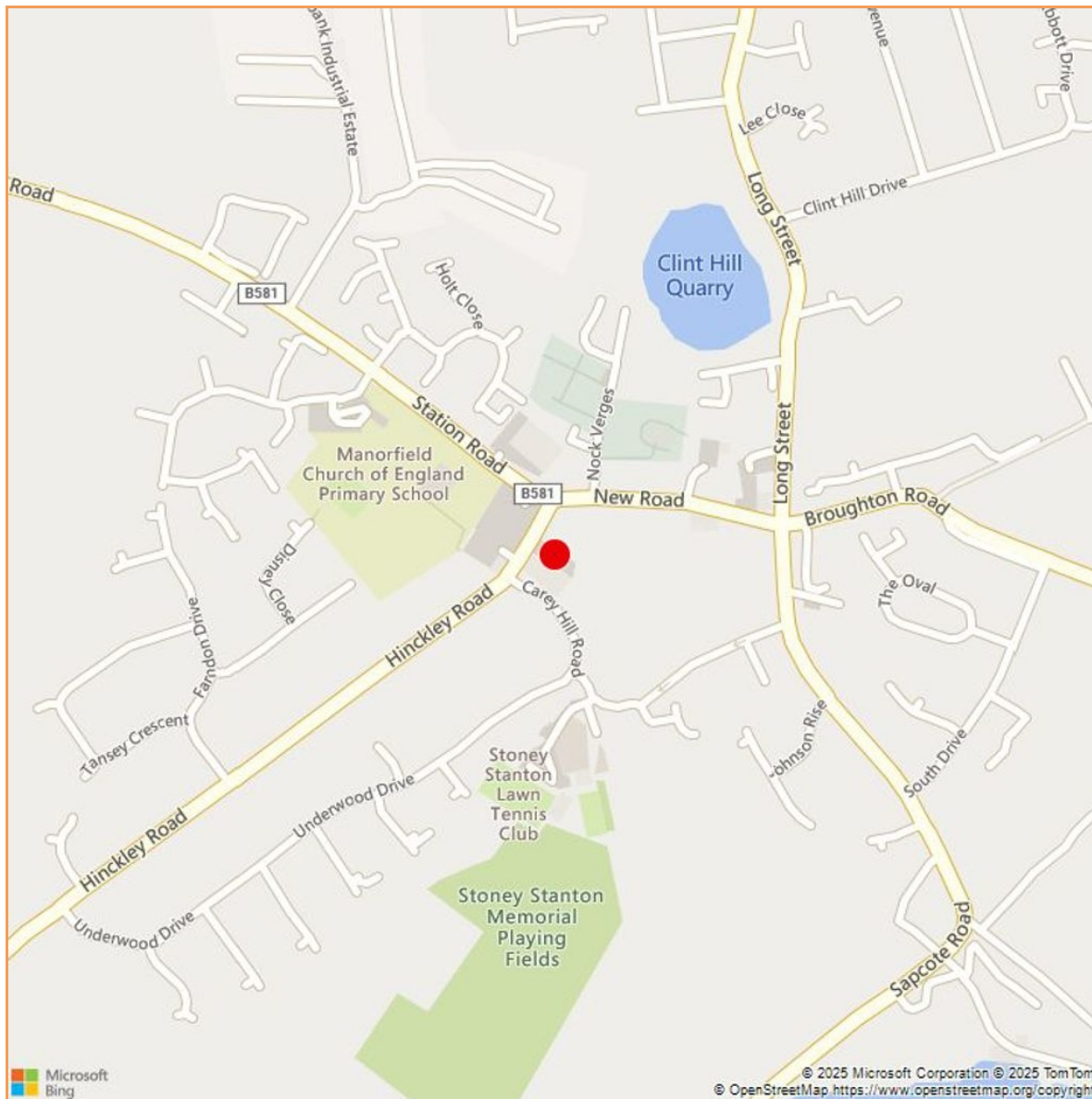
Please note that any plans contained within these particulars are for identification purposes only.

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.









20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

**wardsonline.co.uk**



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