



MAYNARD  
ESTATES



14 Worthington Lane, Coalville, LE67 8PJ

Offers in the region of £250,000



# Brief Description

Ever dreamt of building your own home?

A fantastic and rare opportunity to acquire a 'self-build' plot with outline planning for a detached single storey dwelling which would occupy a substantial 0.5-acre plot with stunning rear views over neighbouring farmland and a beautiful countryside landscape.

Currently the plot has outline approval with all matters reserved other than the access for approval. Therefore, any potential purchaser has a significant amount of scope to design their dream property on the plot. Here at Maynard Estates, we have an in-house team of design and planning experts, with a track record of designing and delivering high quality bespoke designs, as well as being able to oversee the planning process having established relationships working with the local authority.

Planning approval number: 24/01399/OUT

The current site layout is only indicative and could be altered to suit the buyers needs which Maynard Estate can further advise and assist you with if required.

The plot is in the highly sought after village of Newbold Coleorton within easy access of Ashby De-La-Zouch and fantastic nearby road networks that include the M1 and M46 motorway links.

The plot is access via a private driveway along with the existing neighbouring property with a well-regarded local village public house on the end of your drive for those who enjoy a cosy and welcoming environment for a glass of wine and classic food.

The village is ideal for those who enjoy the outdoors with nearby nature reserve and public foot paths ideal for dog walkers and families alike.

Please note: Any persons looking at moving with or wanting to be near to other family members, the substantial neighbouring property may also be available for sale subject to negotiation.

If any purchaser does not wish to acquire as much land with the plot currently outlined, this can also be negotiated.

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## Key Features

- Self Build Development Opportunity
- Planning Approval Number: 24/01399/OUT
- Stunning Circa 0.5 Acre Plot
- Detached Single Storey Dwelling
- Situated Off A Private Driveway
- Amazing Views Over Rural Landscape
- Outline Planning Approval Granted
- Popular Newbold Coleorton Village Location



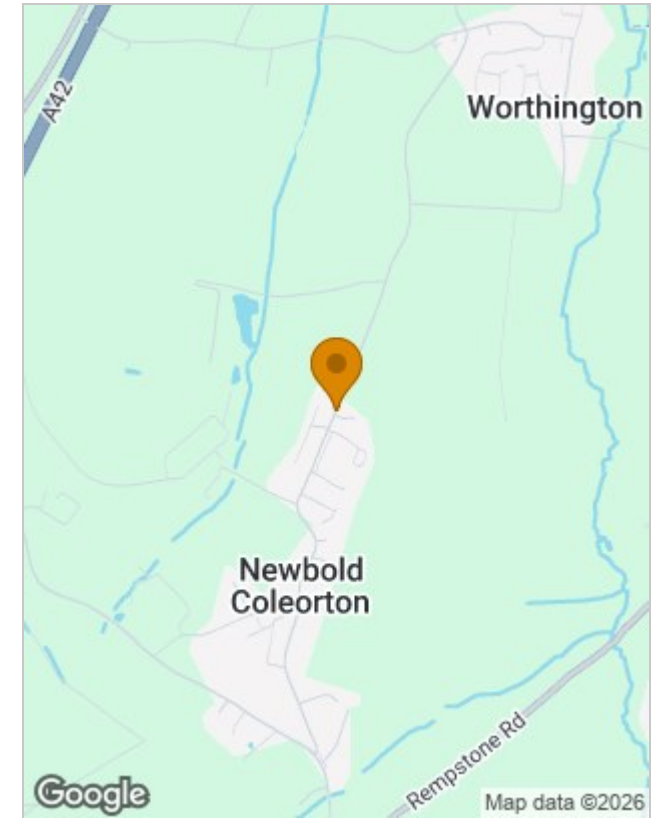




## Indicative Site Plan



## Location Map



## Energy Performance Graph

## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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