



Clink Lane off Spring Lane  
Swannington  
Coalville  
LE67 8QQ

£130,000

GREAT OPPORTUNITY to acquire a single BUILDING PLOT of approx 371 sqm (3996 sq ft) on land to the rear of 20 Spring Lane, approached via Clink Lane, with the approval of RESERVED MATTERS Application ref 19/02201/REM for a stylish 3 bedroom detached dwelling by DAVID GRANGER ARCHITECTURAL DESIGN LTD



# Property Features

- Building Plot
- Great Location
- Single Dwelling
- Reserved matters
- Ref 19/02201/REM
- Off Clink Lane
- Approx 371 sq.m
- Stylish Dwelling
- 3 Bedrooms
- Cleared Site

# Full Description

A great opportunity for a developer or self build enthusiast to acquire a wonderful building plot which occupies an excellent plot and position, quietly tucked away just off Spring Lane, passing by The Robin Hood Pub, onto Clink Lane in the centre of the village.

A reserved matters application for one detached dwelling, ref 19/02201/REM was granted in January 2020 following on from an outline application 17/00451/OUT in June 2017. The scheme shows a stylish 3 bedroom split level detached dwelling, designed by David Granger Architectural Design Ltd of Ashby on a plot of approximately 371 sqm(3996 sq ft) with single garage and ample off road parking.

Swannington is a popular North West Leicestershire village located in the heart of the National Forest, 3 miles east of Ashby de la Zouch. The village has two pubs, restaurant,

primary school (Ofsted Rating good) Hough Windmill tourist attraction and village hall. Well placed for access onto the A511, A42/M42 and the commercial centres of Nottingham, Leicester and Derby. East Midlands and Birmingham International Airport are within easy reach and there are excellent rail links at Loughborough and Leicester.

## SERVICES

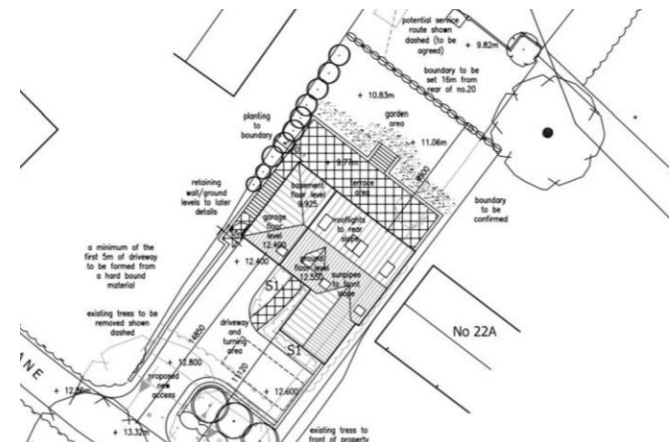
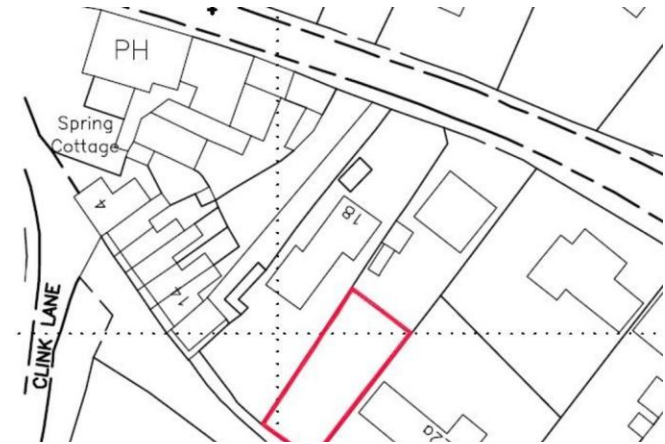
We are advised that all mains services are available from Clink Lane

## TENURE

The site is Freehold

## VIEWING

The site may-be viewed by driving/walking to the site, if you wish to walk the site, please do let us know so we can make appropriate arrangements and please be respectful to the neighbours at no 22 Spring Lane.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements