



LAND ADJACENT TO THE SCOUT HUT, NANPANTAN ROAD, LOUGHBOROUGH, LE11 2VF

AN EXTREMELY RARE OPPORTUNITY TO PURCHASE A SINGLE BUILDING PLOT WITHIN THIS HIGHLY REGARDED RESIDENTIAL AREA. A prime building plot extending to approximately 1,060.93 square yards (887.07 square metres) which benefits from OUTLINE PLANNING CONSENT for the erection of one detached dwelling and double garage.

The site occupies an already established position on the 'Forest' side of Loughborough having easy access to all town centre amenities and the M1 Motorway at junction 23. The eastern part of the land is currently laid to grass and the western section is an overgrown area of self set ash trees.

GUIDE PRICE £250,000

Call 01509 235534 for further information

ANDREW GRANGER & CO

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LOCATION

The land is located on the south side of Nanpantan Road and on the western edge of Loughborough itself.

The site currently forms part of the grounds to the Nanpantan Scout Hut and and is conveniently placed having access to all amenities in the town centre, Loughborough University and a number of scenic walks including Jubilee Wood and Beacon Hill.

VIEWINGS & DIRECTIONS

By calling on site or by appointment through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via Forest Road continuing over its junction with Epinal Way and eventually leading into Nanpantan Road. The building plot is then situated on the left hand side immediately after the Scout Hut and will be clearly identified bearing our For sale board.

PLANNING NOTE

Outline Planning Consent was granted by Charnwood Borough Council on 15th July 2022 for the erection of one detached dwelling and garaging (Application number P/21/2444/2).

A copy of the consent may be obtained from the offices of the Selling Agents, Andrew Granger & Co, 44 - 46 Forest Road, Loughborough, LE11 3NP.

PROPOSED ACCOMMODATION

Ground Floor:

- Entrance hall
- Cloakroom with W.C.
- Lounge
- Secondary Sitting room
- Family room
- Dining Kitchen
- Utility room

First Floor

- Landing with Study area
- Mann Bedroom with Dressing area and en suite Shower room
- Guest Bedroom with en suite Shower room
- Two further Bedrooms
- Family Bathroom

METHOD OF SALE

The building plot is being offered for sale by Private Treaty at a Guide Price of £275,000.

SERVICES

Mains water, sewerage, gas and electricity are available in Nanpantan Road.

The purchaser/s will be responsible for making their own enquiries about the availability of any services.

TENURE

The land will be sold Freehold with vacant possession upon completion.

WAYLEAVES, COVENANTS, EASEMENTS & RIGHTS OF WAY

The land is sold subject to any wayleaves, easements, covenants and rights of way whether disclosed or not.



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LEGAL COSTS

Each party will be responsible for their own legal costs.

LOCAL AUTHORITY

Charnwood Borough Council
Southfield Road
Loughborough
Leicestershire
LE11 2TN

Call the Customer Service Centre on 01509 634560 or visit the Charnwood website <https://www.charnwood.gov.uk>

FURTHER INFORMATION

For further enquiries contact the Selling Agents

Andrew Granger & Co
44-46 Forest Road
Loughborough
Leicestershire
LE11 2PY

Contact: Mr David Woodfield

Tel: 01509 235534

Email: david.woodfield@andrewgranger.co.uk

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

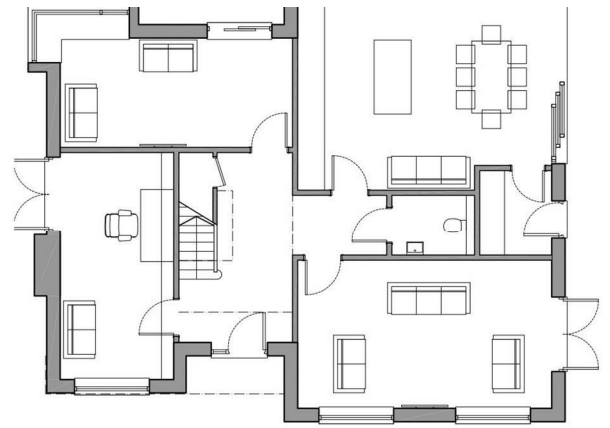
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

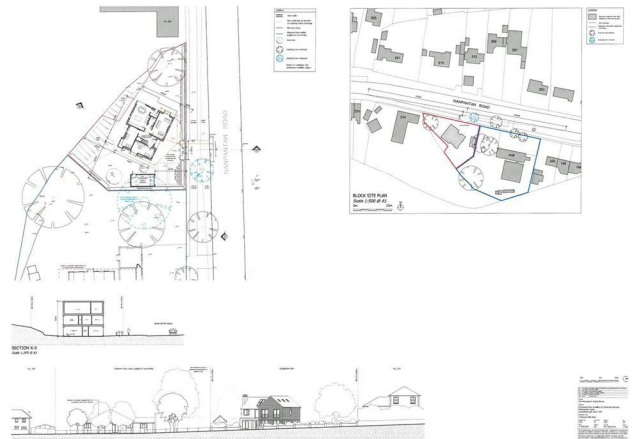
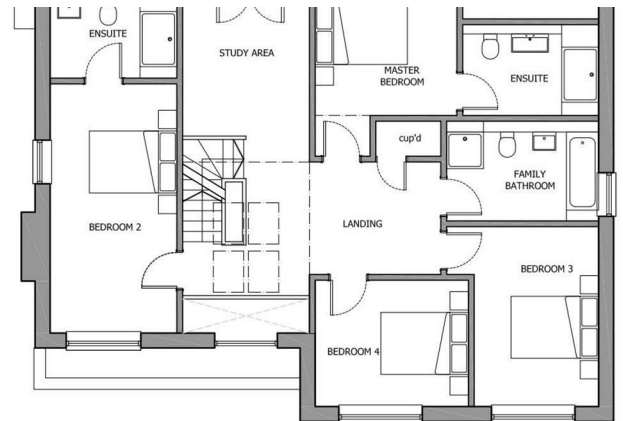
If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance valuations. For further information contact our Survey Department on 01162 429933.



GROUND FLOOR PLAN



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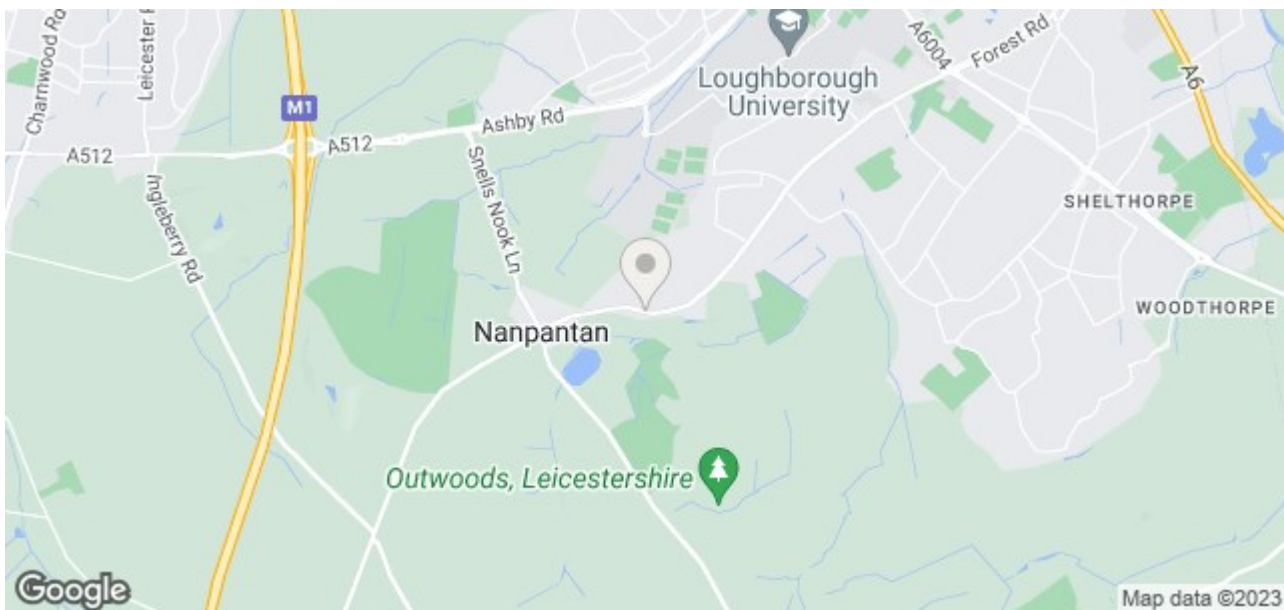
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LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2021. All Rights Reserved.
Licence number: 100024212
Plotol Scale: 1:12500 Paper Size: A4

LOCATION



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Call 01509 235 534



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