



## **39a Ashby Road, DE73 8AZ**

**Offers Over £100,000**

Located off the Ashby Road on the South side of the charming village of Breedon, this off-plan residential land offers a unique opportunity for those looking to create their dream home. Spanning an impressive 867 square feet, the bungalow is planned to accommodate a comfortable lifestyle with two well-proportioned bedrooms and a thoughtfully designed bathroom.

The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The property also boasts parking space for two vehicles, ensuring convenience for you and your visitors.

Breedon is known for its picturesque surroundings and community spirit, making it an ideal location for families and individuals alike. With its blend of rural charm and accessibility to nearby amenities, this land presents a fantastic opportunity to invest in a desirable area.

Whether you are looking to build a family home or a peaceful retreat, this land on Ashby Road is a canvas awaiting your personal touch. Don't miss the chance to make this property your own and enjoy the tranquil lifestyle that Breedon has to offer.



## THE OPPORTUNITY

To acquire a rare parcel of land with planning permission for a detached bungalow in this sought after village.

## THE DETAIL



Extending to 0.1 of an acre (429m<sup>2</sup>). This land LT356712, has outline planning permission from North West Leicestershire Council (23/01412/OUT) Followed by approval of reserved matters 25/01725/REM on 10th June 2026 for a 2 bedroomed detached bungalow of approx 867 sq feet (80.6m<sup>2</sup>) plus parking for 2 cars. The land extends to the kerbside for access to all utilities whilst a 5 bar gate marks the entrance to a private drive.

## THE LOCATION



Situated just off the Ashby Road, to the South of the village, this land offers ease of access to the village amenities including a shop, pubs restaurants, schools, golf course and plenty of walking trails and is surrounded by existing residential property including other bungalows. There is however easy access to further facilities in nearby Ashby De La Zouch, Castle Donington and Melbourne.

## THE VILLAGE



Breedon on the Hill is one of Leicestershire's most desirable villages, with an attractive village green, two thriving pub restaurants and all overlooked by the Priory church of St Mary & St Hardulph, which apparently sits atop a volcanic plug, the surrounds of which have formed the materials that have supplied Breedon Aggregates with a much needed building material sold around the world. Located within reach of the M1 and the M42 this brings relatives and

employment in Nottingham, Derby and Leicester as well as the West Midlands within easy reach.

## MORE INFORMATION

Please contact our office where we hold digital copies of the proposed plan in pdf form. We are advised that increasing the bungalows size to include an upper dormer floor is a possibility but buyers must make their own enquiries via the planning office. The Reserved Matters Permission also contained the following clauses

The proposed development shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission:- - -

Location Plan

Drawing no.A2552003 REV A Proposed Floor Plan

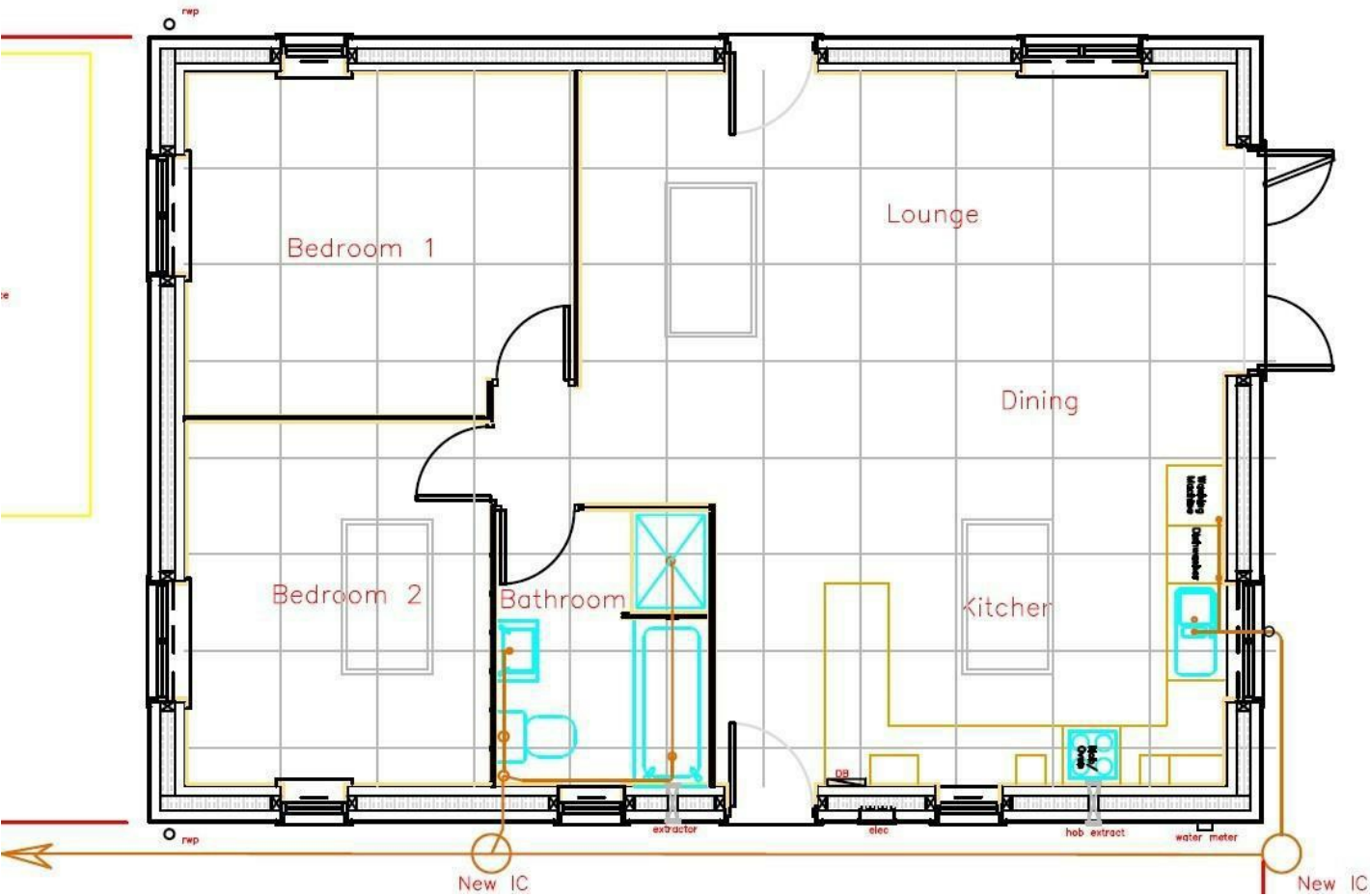
Drawing no.A2552004 REV A Proposed Block Plan

Drawing no.A2552001 REV A Proposed Site Plan

received by the Local Planning Authority on 27 February 2026.-

Drawing no. A2552002 REV E Proposed Elevations received by the Local Planning Authority on 26 May 2026

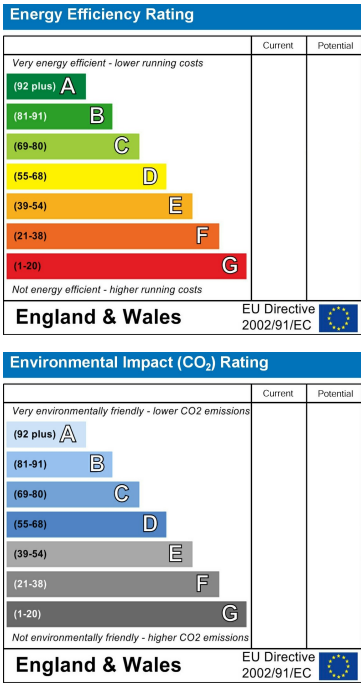
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.