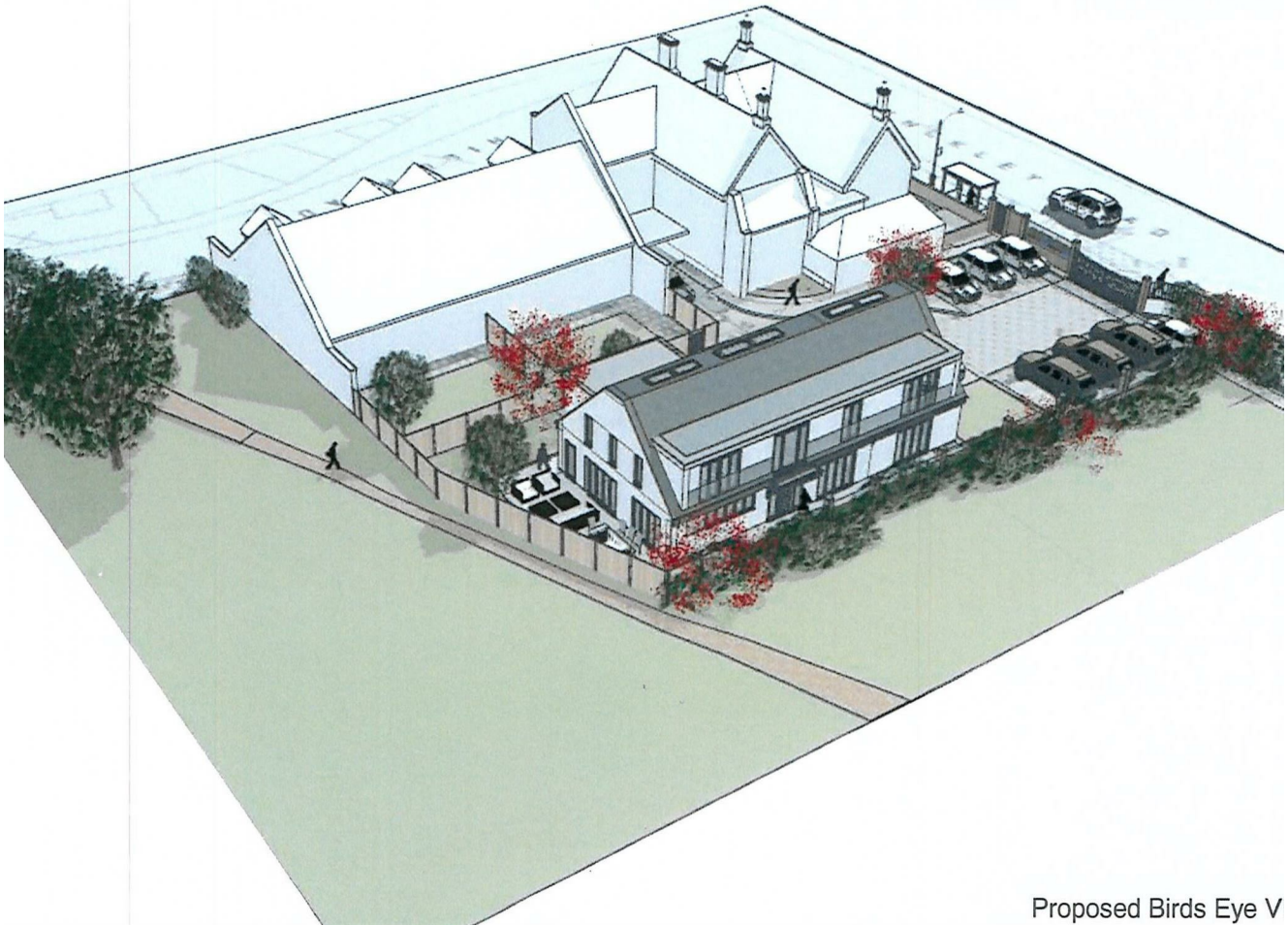


# CASTLE ESTATES

1982

**A RARE OPPORTUNITY TO PURCHASE A GOOD SIZE SINGLE BUILDING PLOT  
SITUATED IN A CONVENIENT VILLAGE LOCATION**



Proposed Birds Eye V

**BUILDING PLOT, THE READING ROOMS HINCKLEY ROAD  
STONEY STANTON LE9 4LJ**

**Guide Price £250,000**

- Central Village Location
- Local Shops, Schools & Amenities Close By
- Ample Parking/Garage
- Full Planning Consents
- Up To Six Bedroomed Property
- Excellent For Commuting
- Adjacent To Amenity Space
- Near To Open Countryside



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



## VIEWING

By arrangement through the Agents.

## DESCRIPTION

A rare opportunity to purchase a large single building plot with full planning permission for up to six bedroomed dormer style bungalow with integral garage and further garage. Situated in a sought after central village location, excellent for shops, schools and amenities including Tennis Club, Public Houses and the like. Ideal for commuting to Leicester, Coventry via the M69 junctions. Viewing is essential, please call the agents to arrange.

## PLANNING PERMISSION

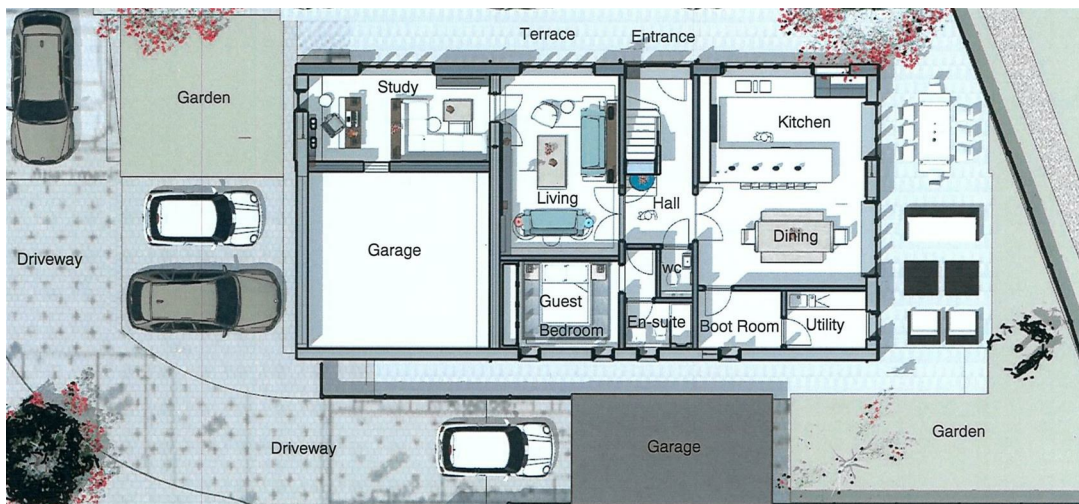
Blaby District Council - Council Offices, Desford Road, Narborough, Leicester. LE12 2EP Tel: 01162 727521

Application Number: 21/0803/FUL - Copy of Planning Permission available through Castle Estates.

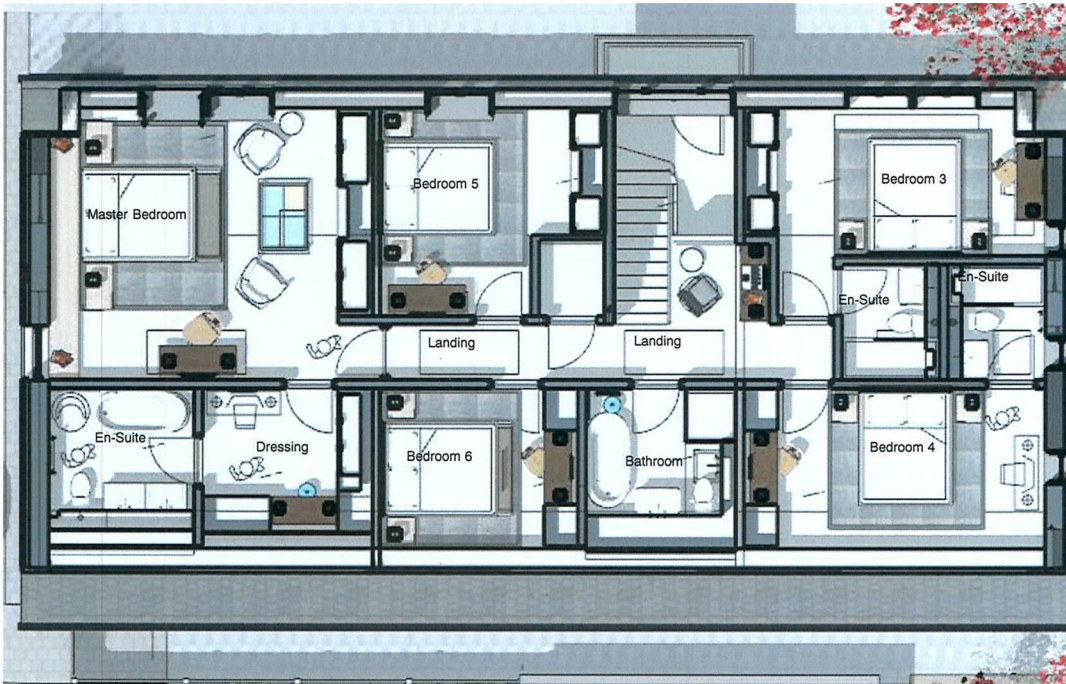
## PROPOSED FRONT ELEVATION



## PROPOSED GROUND FLOOR PLAN




## PROPOSED FIRST FLOOR PLAN




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# Building Plot, The Reading Rooms, Hinckley Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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### PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

### FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

### OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

### ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

### BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 12.00 pm

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