

Alexanders



Brascote Lane  
Newbold Verdon

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# Brascote Lane

## Newbold Verdon

- A substantial building plot with planning permission
- Full planning for two detached four bedroom homes
- Proposed floorplans circa 1,377 square feet of living space
- Estimated value of £450,000 and £475,000 depending on finish
- Popular village location with an array of amenities
- Ideal location with good transport links
- Planning reference: 19/00600/FUL
- Tenure: Freehold

### General Description

A rare and exciting opportunity to purchase a building plot with planning granted for two detached four-bedroom executive homes, located on the most sought-after road of Brascote Lane in the village of Newbold Verdon. The village is well equipped with amenities to include a doctors surgery, pharmacy, a primary school, grocery store and a selection of eateries and lies approximately 4 miles from the historic town of Market Bosworth and 10 miles from the city of Leicester.

Full planning permission has been granted under application number: 19/00600/FUL for the build of two new family residences positioned on good sized plots with countryside views.

The properties would stand side by side within its plot with generous driveway providing parking for three vehicles, large east facing gardens laid to lawn, boasting views to the side and rear across open countryside. The proposed plans extend to a floor area of circa 1,377 square feet excluding the single integrated garage, with accommodation set across two floors to comprise: Entrance hall, sitting room, large open plan kitchen living room, utility and W/C to the ground floor. Upstairs are four bedrooms, two bathrooms all positioned off the landing. Please note the plans for the internal layout can be changed.

It is our opinion that the finished property will have an end value in the region of between £450,000 and £475,000 depending upon final specifications and finishes.

### Distances

Market Bosworth 5 miles, Leicester 8 miles, Hinckley 8 miles, Loughborough 14 miles, Nottingham 29 miles and Birmingham 32 miles (Distances are approximate).

### Transport

Leicester Train Station 10 miles (London from 1h 4m), Nuneaton Train Station 14 miles (London from 59m) East Midlands Airport 18 miles, Birmingham Airport 30 miles, M1 (Junction 21A) - 5 miles and M69 (Junction 3) 6 miles (with links to the M6). (Distances and timings are approximate).

### Schools

Dixie Grammar School 7 miles, Twycross House School 10 miles, Loughborough Endowed Schools 14 miles, Leicester Grammar School 14 miles and Stoneygate School 15 miles (Distances and timings are approximate).

### Planning

Full planning can be found on the Hinckley and Bosworth Council website under application number: 19/00600/FUL

Please click here for planning search: <https://pa.hinckley-bosworth.gov.uk/online-applications/applicationDetails.do?keyVal=PS9UEIIIJN300&activeTab=summary>

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

### Services

There are currently no services connected to the land. It is believed services are available from the road however purchasers are to make their own enquiries.

### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

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The Builder is to check and verify all buildings and site dimensions, levels and sewer (street) levels prior to commencement of work.  
 Do not scale off this drawing, work to figured dimensions only.  
 This drawing needs to read and checked with all structural and relevant specialist drawings.  
 The Builder is to comply in all respects with the current Building Regulations and Local Code of Practice.  
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Revisions	
No.	Description

Mr C. McReynolds,  
 50 Brascote Lane, Newbold Verdon

New Residential Development



**Ritchie & Ritchie Architects LLP**  
 The Manor House, Lichfield Street, Tamworth,  
 Staffordshire, B79 7QF  
 +44 (0)1827 62251  
 www.randrarchitects.co.uk

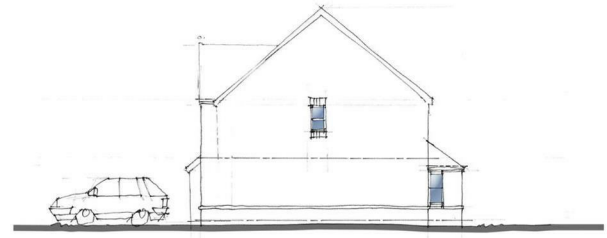
Proposed Site Plan & Street Scene

Scale	Date	Drawn	By	Revised
1:100	Sept 2019	BTE	7669	450

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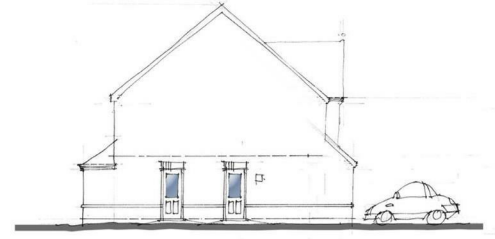
Proposed Front Elevation  
[Scale 1:50]



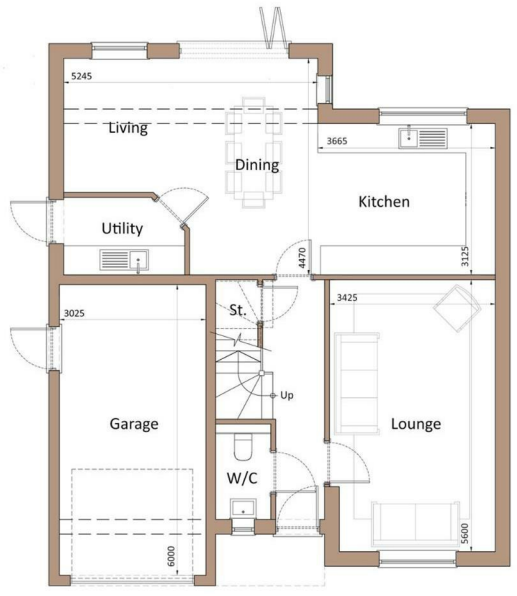
Proposed Side Elevation  
[Scale 1:100]



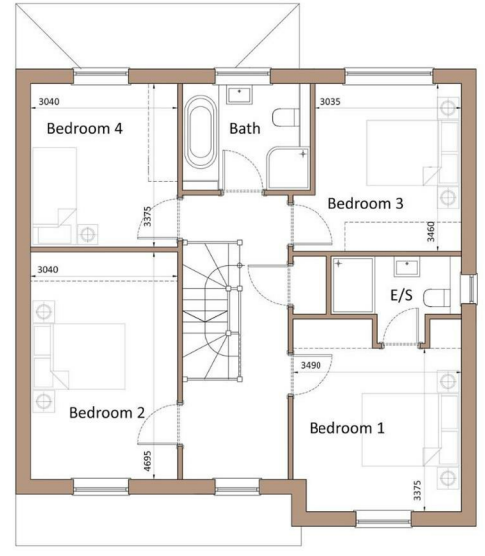
Proposed Rear Elevation  
[Scale 1:100]



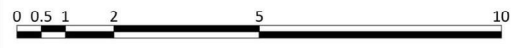
Proposed Side Elevation  
[Scale 1:100]



Proposed Ground Floor Plan  
[Scale 1:50]



Proposed First Floor Plan  
[Scale 1:50]



Revisions		
No.	Description	Date

Mr C. McReynolds,  
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Ritchie & Ritchie Architects LLP  
The Manor House, Lichfield Street, Tamworth,  
Staffordshire, B79 7QF  
+44 (0)1827 62251  
www.randrarchitects.co.uk

Proposed Plans and Elevations  
[Plot 2]

Scale	Date	Drawn	Check	Project
1:50	Mar 2019	BTE	7669	251



*Viewing by appointment only*

**Alexanders**

7 Main Street  
Market Bosworth  
CV13 0JN

Telephone Sales: 01455 291471  
Email: [mbsales@alexanders-estates.com](mailto:mbsales@alexanders-estates.com)

### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.