

Alexanders

Redgate House

Atherstone Road, Fenny Drayton





Redgate House

Atherstone Road, Fenny Drayton

- Detached property with planning permission granted
- Set within a gated plot extending to 1.2 acres
- Beautiful open countryside views
- Plans to redevelop the existing property
- New gross internal area of over circa 6,000 square feet
- Lovely village with excellent commuter links
- Easy access to Market Bosworth and Ashby
- Planning application number - 13/00779/HOU
- EPC Rating C (72) / Council Tax HBBC Band F

General Description

Alexanders are delighted to bring to market a unique opportunity to purchase a detached property, with planning consent granted, to develop a unique family home in open countryside near Fenny Drayton, on the outskirts of Nuneaton.

Redgate House occupies a plot of circa 1.2 acres and has detailed planning permission granted to completely redevelop the current property. The property currently occupies a superb plot, with panoramic open views across local farmland.

The revised plans have been thoughtfully designed to reflect the generous plot and enhance the beautiful views that the property enjoys within its rural setting. Full planning can be found on the Hinckley and Bosworth Council website under application number: 13/00779/HOU.

Location

Fenny Drayton lies to the south western edge of Leicestershire, with excellent commuter links via the A5 which links to M1 and M42, and good access to local amenities in Hinckley or Atherstone.

The historic towns of Market Bosworth and Ashby-de-la-Zouch offer a range of shopping and recreational facilities as well.





Redgate House

Internally, the property is in good order throughout with the majority of the component parts including the shell, walls and staircase being transferable to the new design. Ground work and build to first floor is currently underway.

The living space is laid across two floors, to comprise in brief: spacious entrance hall, formal triple aspect sitting room, dining room, kitchen/breakfast room and utility/WC to the ground floor. You will find log burning stoves in the sitting room and dining room. Upstairs, are four generous double bedrooms and a family bathroom. The second bedroom provides en-suite facilities.

Externally, the property sits within over an acre of land with a large gravel drive, garage, and a further large workshop/garage which is fully insulated with a concrete base, power, and lighting. The rest of the gardens are laid mostly to lawn with several seating areas.

Completed Property

The completed property will have private, gated vehicular access from Atherstone Road. The property will provide a total gross floor area of over 6,000 square feet to exclude garaging all laid across three floors, with stunning open-plan living spaces and features; such as vaulted ceilings and glazed panels.

Downstairs living accommodation will comprise of an entrance hall, four reception rooms and a three zoned family live-in kitchen. There is also a pantry, boot room, separate utility room and integral triple garage with a large storage space over. Upstairs, will allow for five bedrooms and five bath/shower rooms with a further games room/family room on the 2nd floor.

The pipework has been fitted for a ground source heat pump from the proposed plant room area to under the gravel area at the rear of the house; ready for the ground loop to be installed. The house was designed for solar PV panels to be placed onto the south facing elevation. The foul and surface water drains are all in place and building control has been involved in the installation.

Tenure

Freehold.

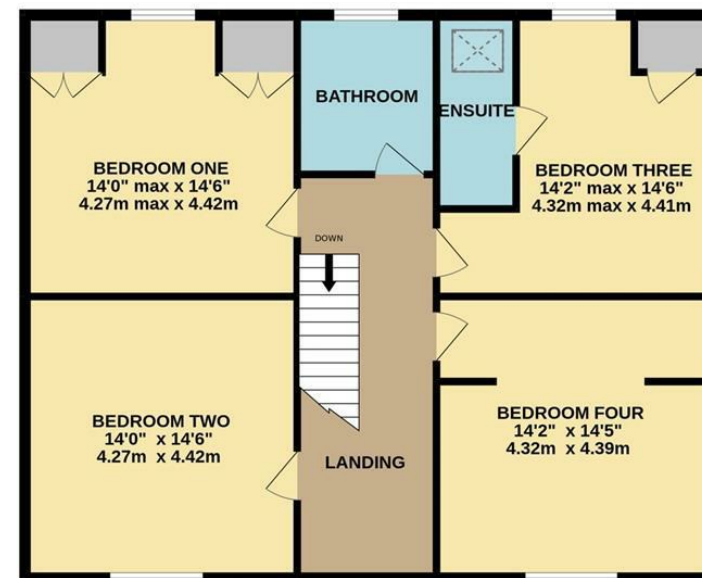
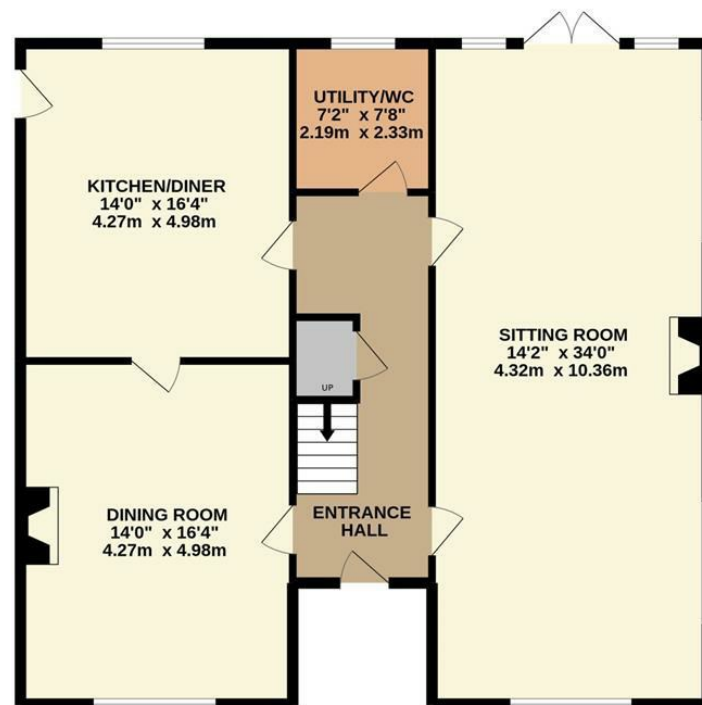
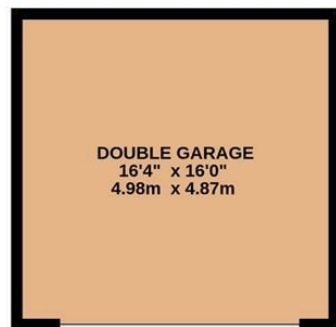
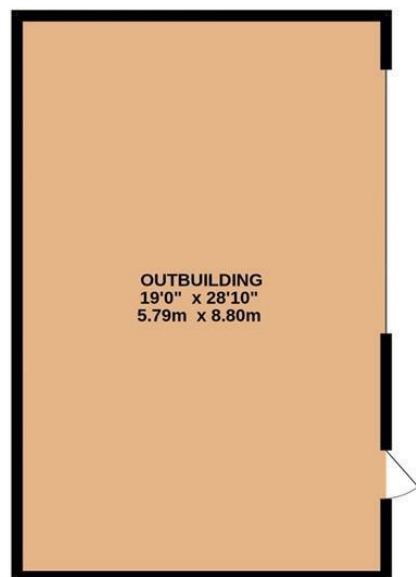
Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band F.

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.





TOTAL FLOOR AREA : 2978 sq.ft. (276.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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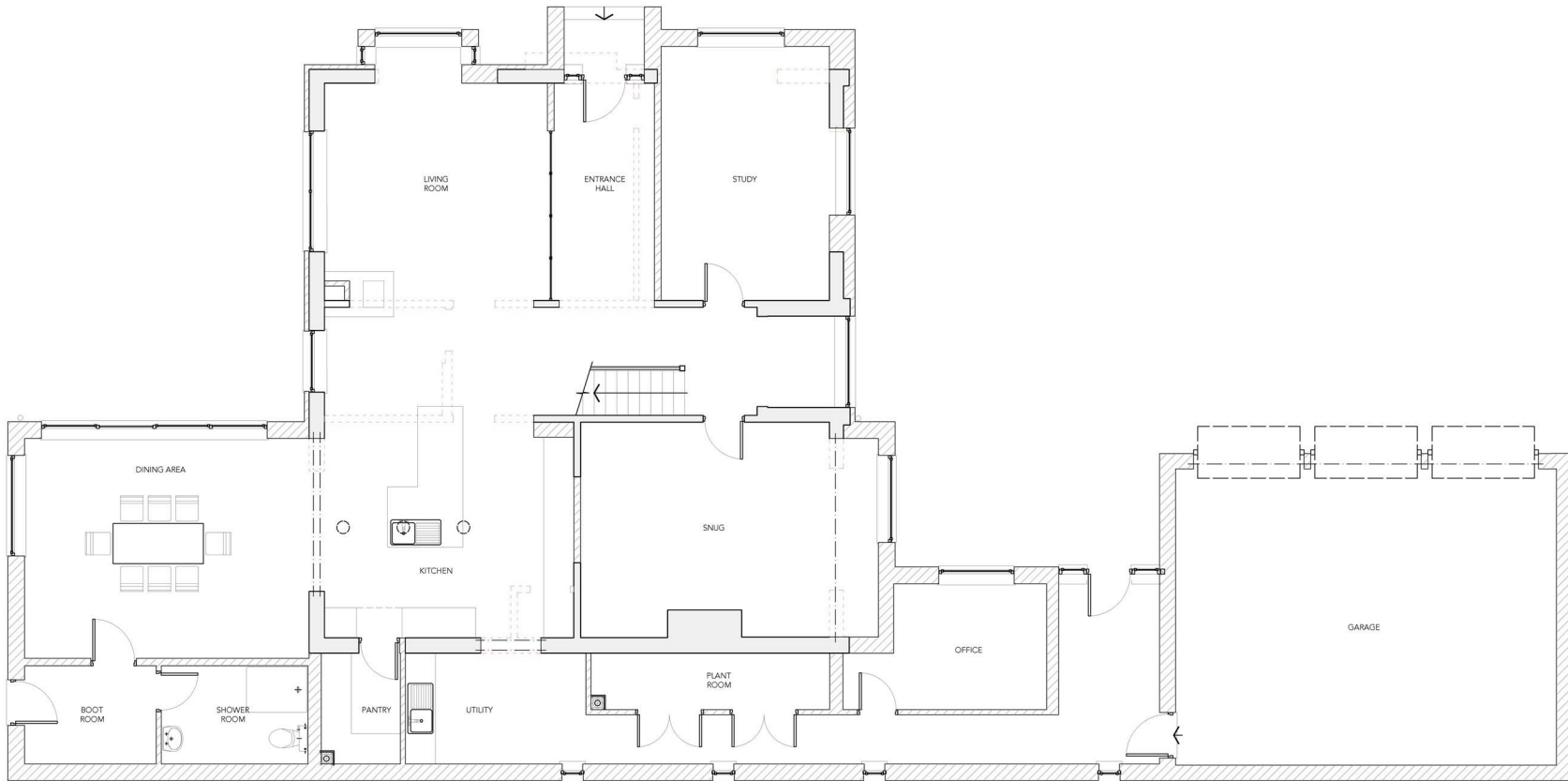




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REVISION NOTES				
REV	DATE	DRAWN	CHECKED	DESCRIPTION
A	14.03.21	GP	CJW	Revised to include



KEY

- EXISTING WALL
- PROPOSED WALL
- DEMOLISHED

Notes:

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CLIENT:
MR & MRS HOWLEY

PROJECT TITLE:			
REDGATE HOUSE, ATHERSTONE RD, FENNY DRAYTON, WARWICKSHIRE, CV10 0RY			
DRAWING TITLE:			
PROPOSED GROUND FLOOR LAYOUT			
SCALE:	SHEET SIZE:	DRAWN:	CHECKED:
1:50	A1	GR	CJW
PROJECT REF:	DRAWING NO:	REV:	
A16-024	102	A	
DATE:	STATUS:		
APRIL 2021	PLANNING		



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PROJECT TITLE:
REDGATE HOUSE, ATHERSTONE RD, FENNY DRAYTON,
WARWICKSHIRE, CV10 0RY

SCALE	SHEET SIZE	DRAWN	CHECKED
1:50	A1	GR	CJW

DATE: APRIL 2021	STATUS: PLANNING
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Viewing by appointment only

Alexanders

23 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: 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.

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