

Plot 3 Land off Pisca Lane

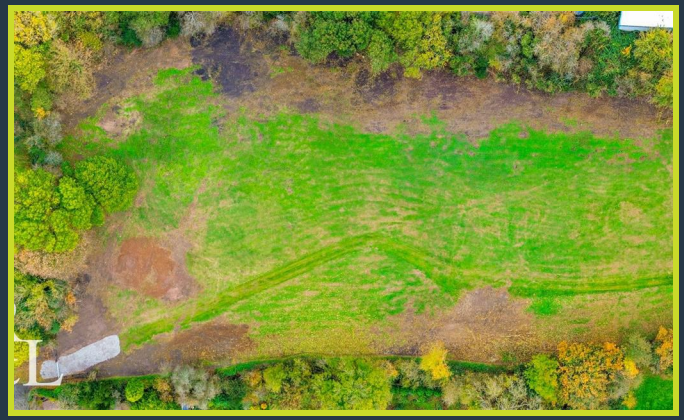
Heather | LE67 2QG | Guide Price £135,000

ROYSTON & LUND

- Guide Price: £135,000 - £150,000
- Opportunity to Create Your Own Home
- Exciting Opportunity to Manage Your Own Build
- Contact Us for Further Information & Viewings
- Ideal for Buyers Seeking a Bespoke Property
- Plot 3 - Self-Build Plot with Planning Permission
- Space to Plan Around Your Individual Needs
- Design Code Available on Request
- Close to Numerous Scenic Walks
- Numerous Plots Available

















*** Guide Price £135,000 - £150,000 ***

An opportunity to design and build your own home on Pisca Lane, on the edge of the Leicestershire village of Heather, with close proximity to Ibstock. Set within a site framed by mature hedgerows and trees, this individual plot is one of nine being released in the first phase of a wider development of 12 self-build plots.

The design code for the first phase takes inspiration from Heather's traditional cottages, with red brick and traditional brick detailing helping the new homes sit comfortably in their village setting. Buyers can work with their own architect or designer to create a home that suits the way they live, within the design framework and subject to the relevant planning approvals.

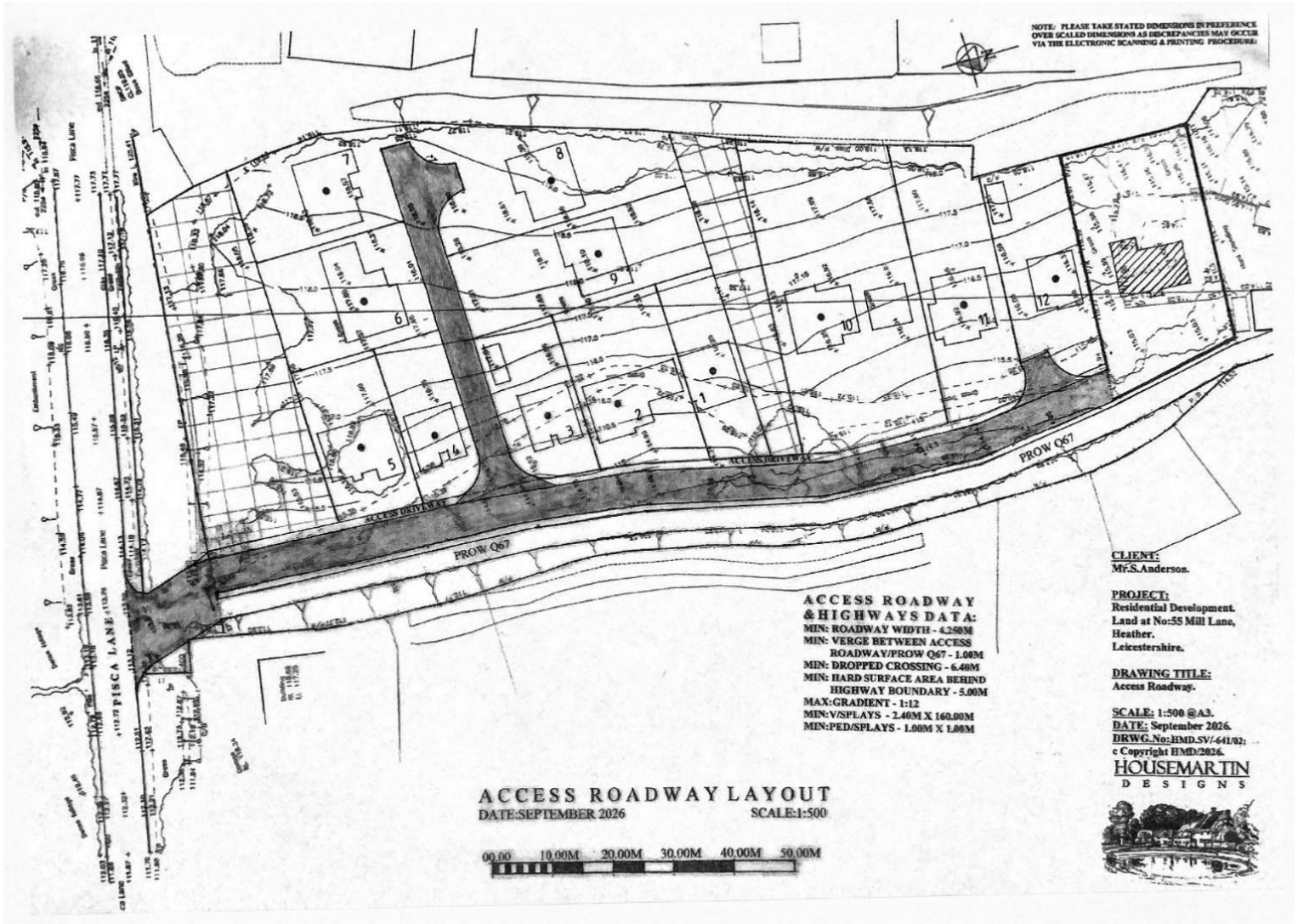
The site lies approximately 600 metres from the centre of Heather, with footways towards the village and nearby Ibstock. A footpath and bridleway runs alongside the western boundary, with countryside on the doorstep.

The site sits directly behind Sence Valley Forest Park, with woodland and lakeside walks close by. It's a lovely setting for anyone looking to build a home with easy access to the outdoors.

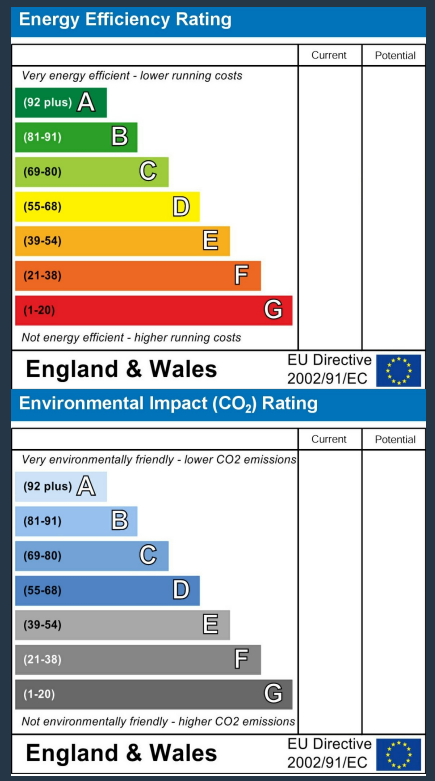
For further information about this plot, the site layout and the design code, please contact Royston & Lund.

**Buyer's Note: Services and a foul drain connection will be installed separately. Please enquire for further information.

*Planning Application Reference: 24/01600/OUT - North West Leicestershire District Council.



EPC



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.

ROYSTON & LUND