



REZIDE
GROUP



ASKING PRICE £50,000
ANNIE'S WHARF, LOUGHBOROUGH



BUILDING PLOT FOR SALE! CONDITIONAL PLANNING GRANTED FOR 2 BEDROOM DETACHED PROPERTY AND PARKING. CALL US NOW FOR MORE INFORMATION.

VISUAL FOR GUIDANCE ONLY



We are delighted to introduce this exciting opportunity to purchase a plot of land with conditional planning to build a two-bedroom detached home overlooking the idyllic Grand Union Canal. The 420-square-meter plot sits in the corner of Annies Wharf, located just off Hanford Way and Meadow Lane, a popular area for investors.

The proposed property is a two-bedroom detached house with a layout consisting of an entrance hall, downstairs WC, open-plan dining kitchen, and lounge. Upstairs, there will be a double bedroom with French doors leading out to a terrace overlooking the Canal. Additionally, there is a single bedroom with built-in storage and a bathroom. Outside, there will be a garden to the rear leading onto the canal and parking for three cars at the front of the property.

Located a short walking distance from the town center and the Loughborough train station, the house would be in close proximity to many local amenities and transport links.

PLANNING CONDITIONS

This permission is granted subject to the following Conditions and Reasons:-

1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

? 8872_03_10 Proposed block plan received 8/9/23

? 8872_01_01 Site location plan received 8/9/23

? 8872_03_02 Proposed plans received 7/3/23

? 8872_03_03 Proposed elevations received 7/3/23

REASON: For the avoidance of doubt and to define the terms of the planning permission.

3. The facing materials to be used in the construction of the new dwelling hereby approved shall match as closely as possible those of No. 14 Annies Wharf.

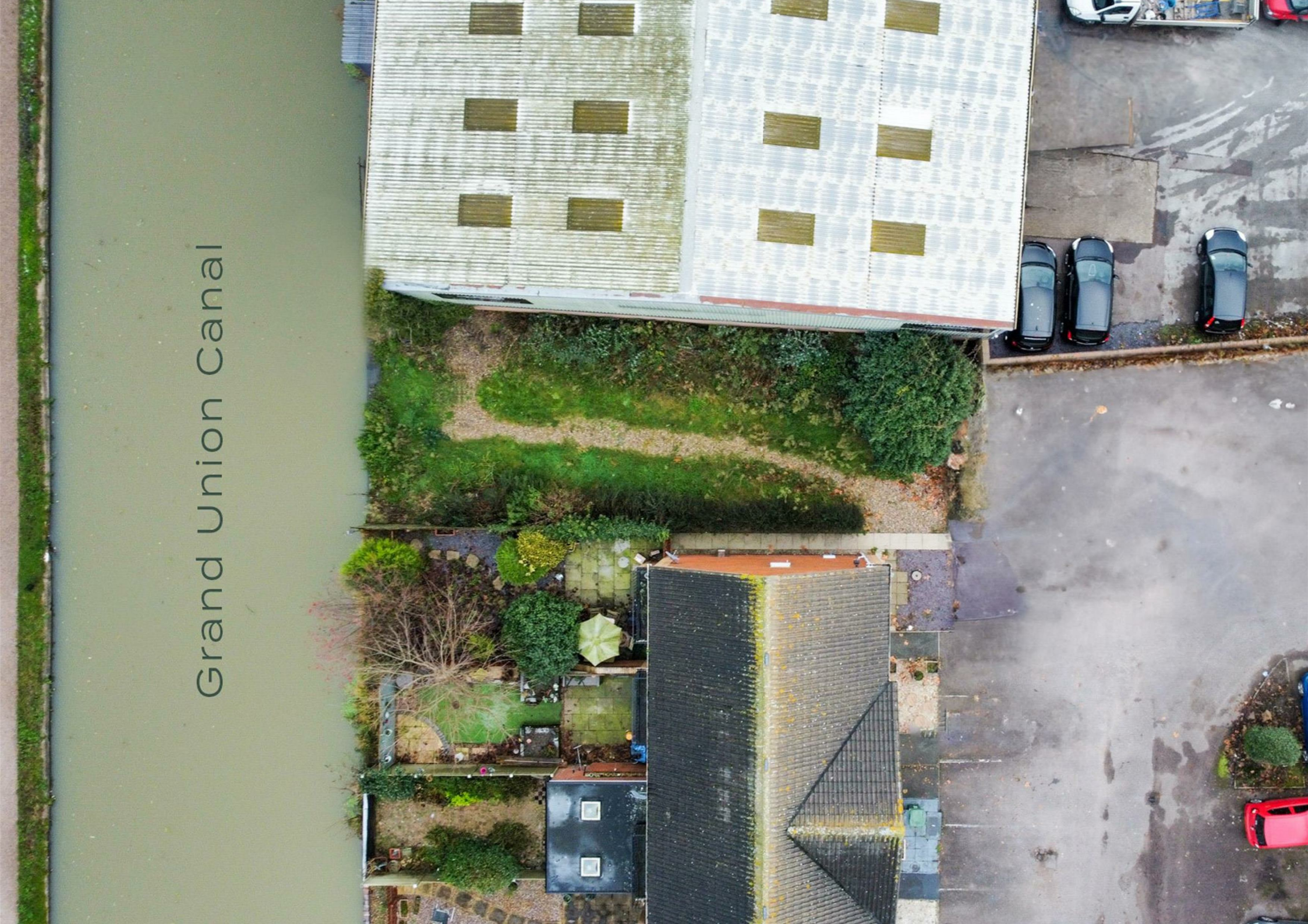
REASON: To make sure that the appearance of the completed development is satisfactory, in accordance with policies CS2 of the Charnwood Core Strategy and EV/1 of the Local Plan 2004, National Design Guidance, Emerging Local Plan 2 of 3

Policy DS5 and the guidance set out in the Design SPD

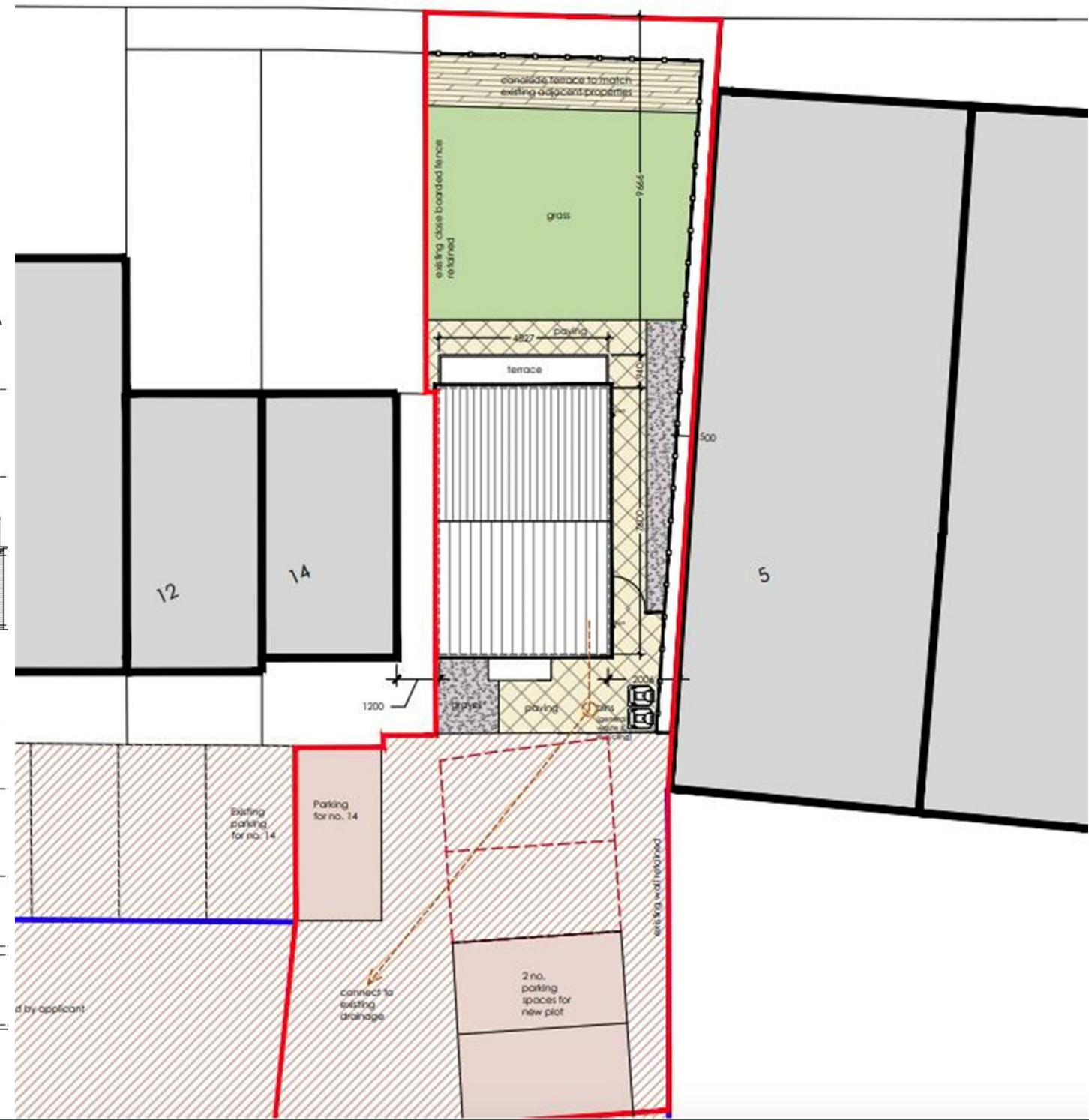
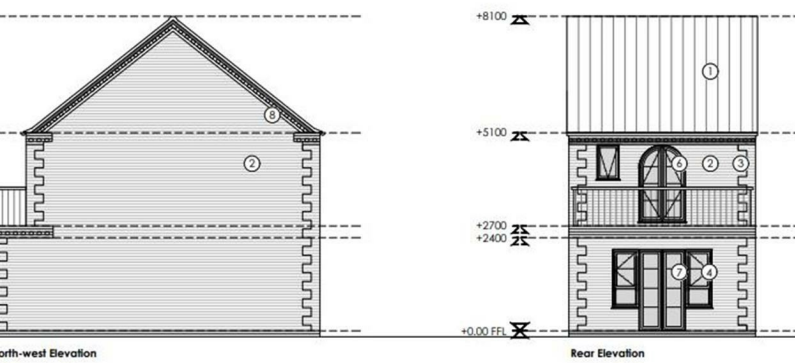
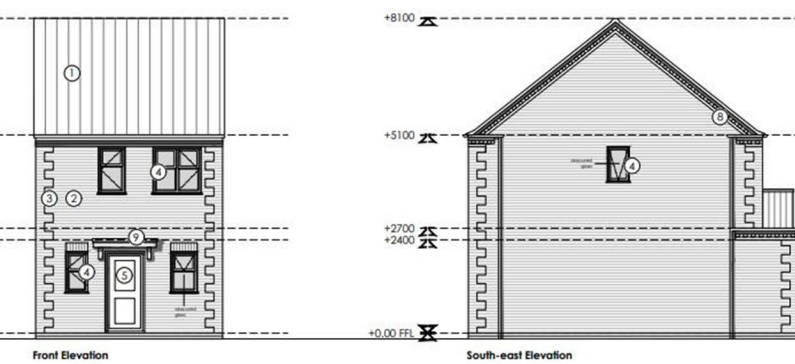
4. Development shall be undertaken in accordance with the recommendations of the noise impact assessment undertaken by Peak Acoustics received 26/10/23.

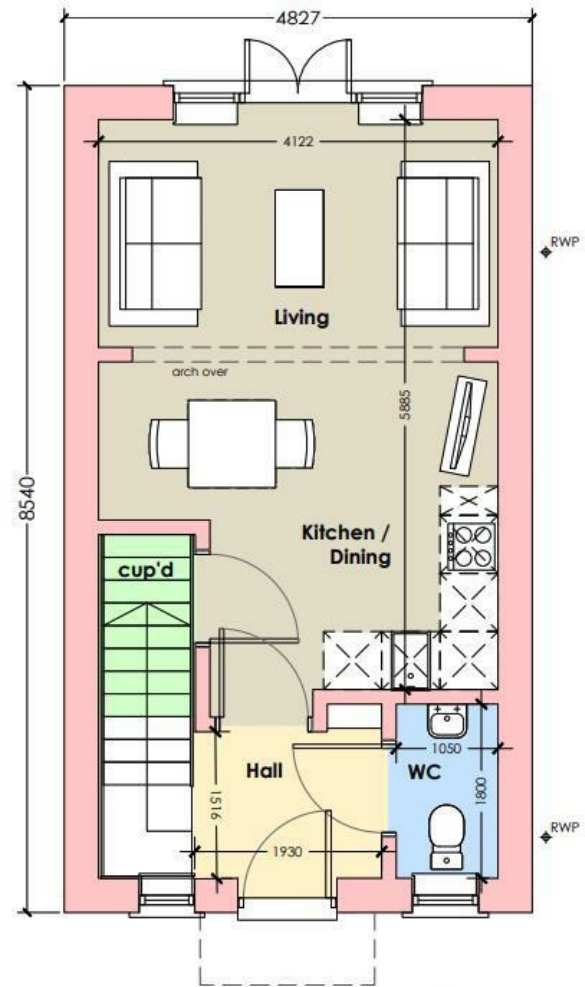


Grand Union Canal



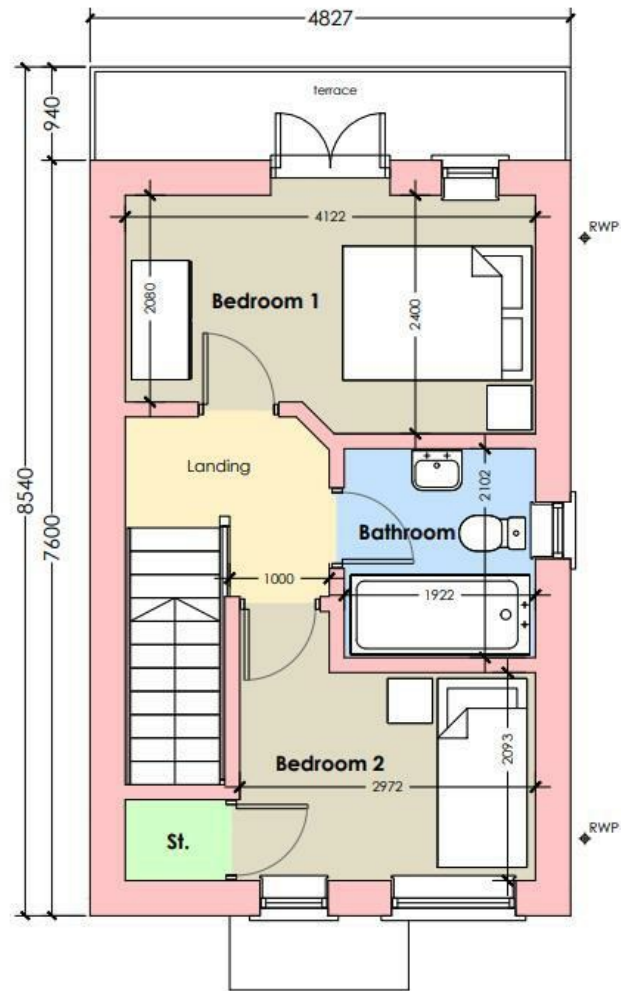






Ground Floor Plan





First Floor Plan

