



Redholme Farm, Ashby Road, Donisthorpe, Leicestershire,
DE12 7QG

HOWKINS &
HARRISON

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Ashby Road
Donisthorpe
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An exciting development opportunity located close to the popular market town of Ashby de la Zouch including house, outbuildings and equestrian facilities set in 9.23 acres, with planning permission for four dwellings.

The property is currently used as an equestrian property with 7 stables. The location offers excellent off road hacking at Donisthorpe Woodland Park and beyond.

Travel Distances

- Ashby de la Zouch – 3.1 miles
- Swadlincote – 3.8 miles
- Burton on Trent – 9.9 miles
- Nottingham 26.1 miles
- Birmingham – 27.1 miles



Location

Donisthorpe is a Leicestershire village located just outside of the market town of Ashby de la Zouch in the National Forest. Donisthorpe benefits from a range of services including; a primary school, a church and various public houses. Additional services including a community leisure centre can be found in the nearby village of Oakthorpe.

An extensive range of facilities can be found in the larger conurbations of Ashby de la Zouch and Swadlincote nearby. As well as the local employment opportunities available in Donisthorpe and the surrounding villages and towns, Donisthorpe provides the ideal commuter location being situated 3.7 miles from Junction 11 of the A42, connecting Birmingham and Nottingham.

Description

The property comprises of a detached 3 bedroom dwelling and range of former agricultural buildings, currently used for equestrian purposes and land extending to 9.07 acres in total.

The property is well located for equestrian use with off road riding within hacking distance from the property. The property has been granted planning permission for four new build dwellings. As per application reference 21/00754/FUL:

The planning permission shows the four new build dwelling and the existing farmhouse will benefit from their own off-street parking and private gardens. The properties will be bordered to all sides with fencing and plots 2, 3 and 4 would have open views of the countryside to the rear.



Planning Information

The site is situated within the jurisdiction of North West Leicestershire District Council.

The current planning permission dated 29th November 2022 can be found on the councils website with the following reference number: 21/00754/FUL.

Services

We understand that mains electricity and mains water are all available, however purchasers should make their own enquires to connectivity.

Overage Clause

The property will be sold with an overage clause for the benefit of the previous owner, the original wording of the clause is below however there are 25 years left on this clause.

'The property is sold with an overage clause on the agricultural land, reserving 30% of any uplift in value over and above the land's agricultural value for a period of 30 years attributed to a residential or commercial planning permission.'

Viewing Arrangements

Viewing strictly by appointment only.

If you would like to arrange a viewing please contact Anna Meynell or Ian Large at the Ashby Rural Office on 01530 877977 (option 4) or by email ian.large@howkinsandharrison.co.uk anna.meynell@howkinsandharrison.co.uk

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

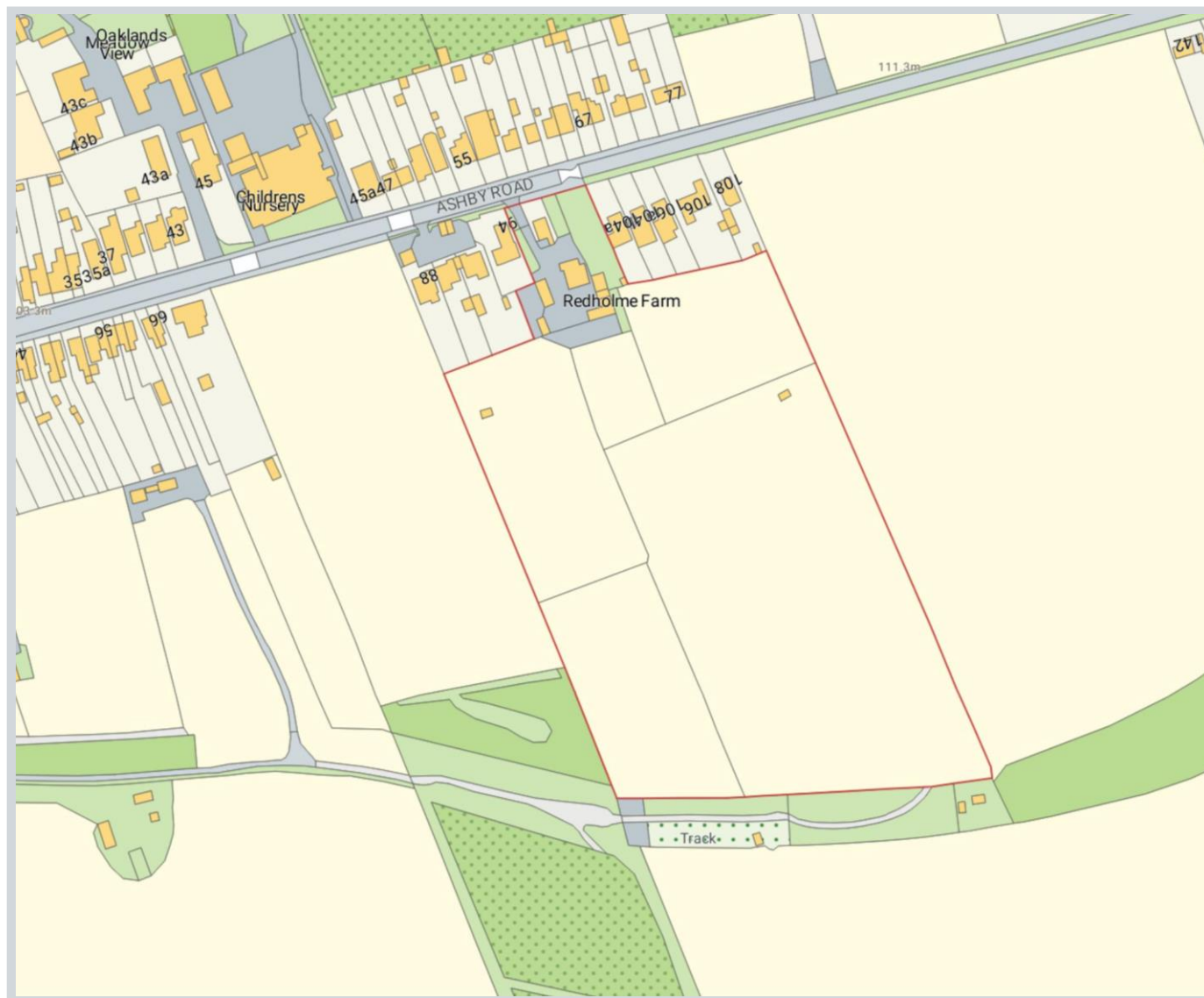
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire

Energy Rating

TBC



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

