



FOR SALE

RESIDENTIAL DEVELOPMENT PLOT

42 & 42A Mill Hill Road,
Hinckley, LE10 0AX

Planning permission granted for two
detached dwellings (Reference
23/00629/FUL with Hinckley &
Bosworth Borough Council)



Proposed three storey dwellings
comprise 1.no. 3 bed detached and 1.no
4 bed detached



Sought after location close to the
award winning Hollycroft Park



Site Area - 0.14 acres (0.06 hectares)



LOCATION

The subject property is located on Mill Hill Road on the fringe of Hinckley town centre. Mill Hill Road is a popular residential in close proximity to the award winning Hollycroft Park and within easy walking distance of Hinckley town centre.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway being located on the south eastern fringe of the conurbation.

DESCRIPTION

The subject property comprises former workshop premises on a site of approximately 0.14 acres (0.06 hectares) which benefit from planning permission for the erection of two detached dwellings (Reference 23/00629/FUL with Hinckley & Bosworth Borough Council).

The proposed dwellings comprise the following: 42a comprises a three bed detached, three storey dwelling with accommodation as follows: Ground Floor: Porch, Hall, Snug, WC, Utility Room and open plan Kitchen/Living Area. First Floor: two Bedrooms, Master with Ensuite and Bathroom. Second Floor: Bedroom with Ensuite. Externally, there are two car parking spaces and a garden.

42 comprises a four bed detached, three storey dwelling with accommodation as follows: Ground Floor: Porch, Hall, Snug, Play Room, Study, WC, Utility Room and open plan Kitchen/Living Area. First Floor: three Bedrooms, Master with Ensuite and Bathroom. Second Floor: Bedroom with Ensuite. Externally, there are three car parking spaces and a garden.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

BEDROOMS		
42 Mill Hill Road	Three storey detached dwelling	3
42a Mill Hill Road	Three storey detached dwelling	4
NIA Total	0.14 Acres	0.06 Hectares

PLANNING

Planning permission was granted by Hinckley & Bosworth Borough Council (Reference 23/00629/FUL) for proposed 2no. detached dwellinghouses and associated works on 28 March 2024 at 42 - 42A Mill Hill Road, Hinckley, Leicestershire, LE10 0AX.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £10,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the property, subject to vacant possession, is available at an asking price of £210,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - not required

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

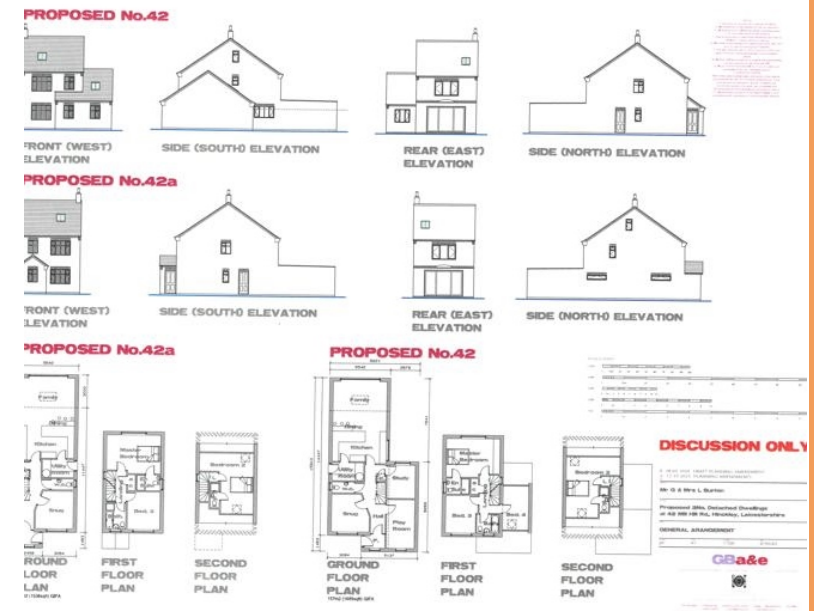
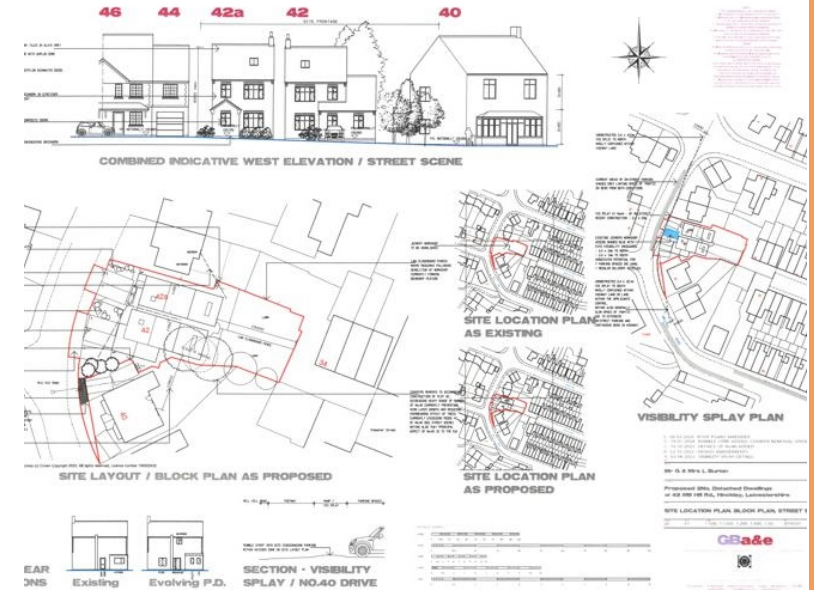
2a

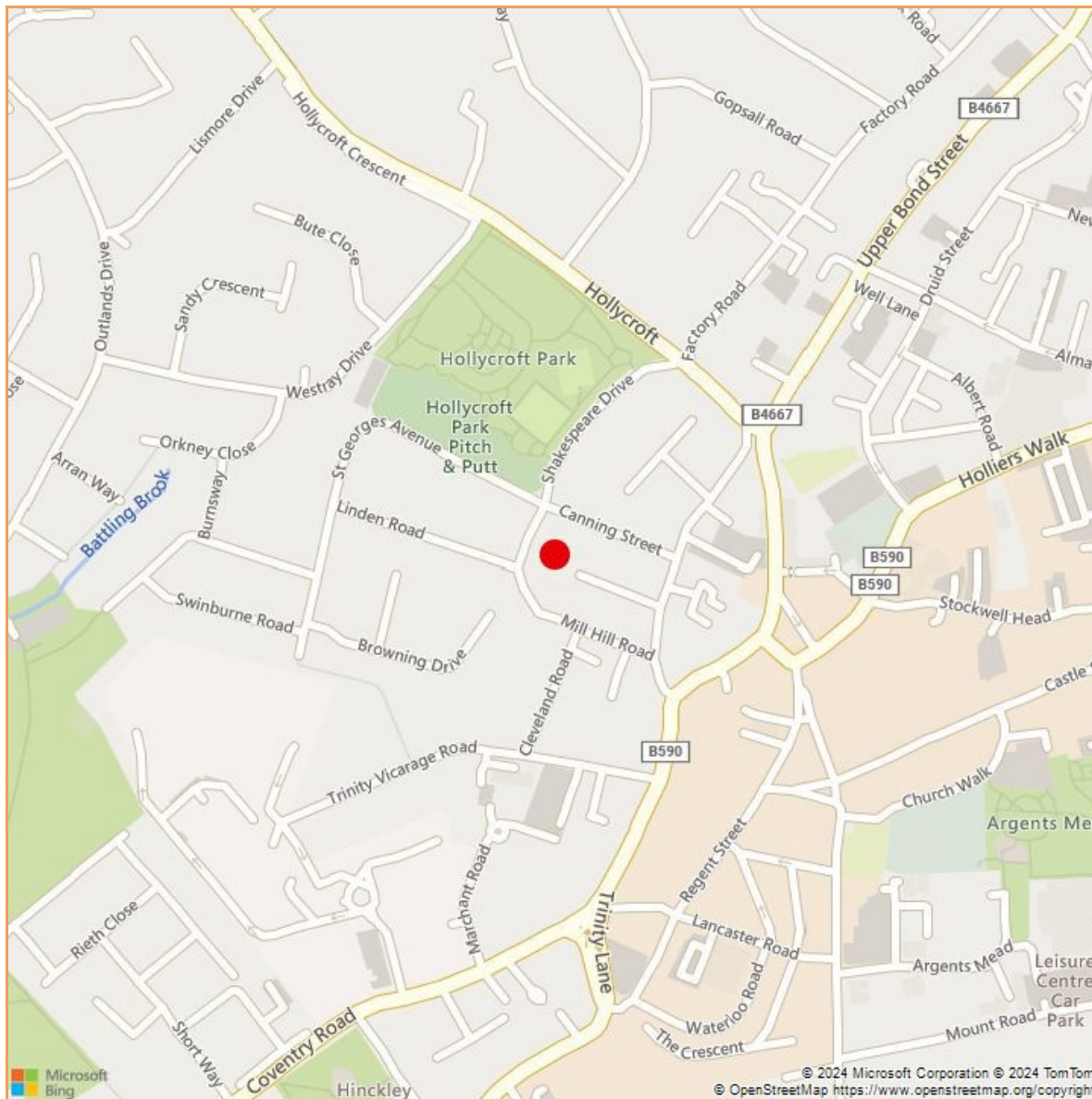
42

SITE FRONTAGE



VE WEST ELEVATION / STRE





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836

DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.