

**Land To The Rear Of, 21- 31 Garendon Road, Shepshed, Loughborough, LE12 9NU**

**Guide Price £650,000**

# Eight New Detached Dwellings

## Freehold

### The Approval:

Planning permission has been granted for the demolition of the existing bungalow at Number 31, to make way for the construction of eight new dwellings at the rear of the current property. The proposed development will include a mix of three and four-bedroom detached homes, each featuring private garden spaces.

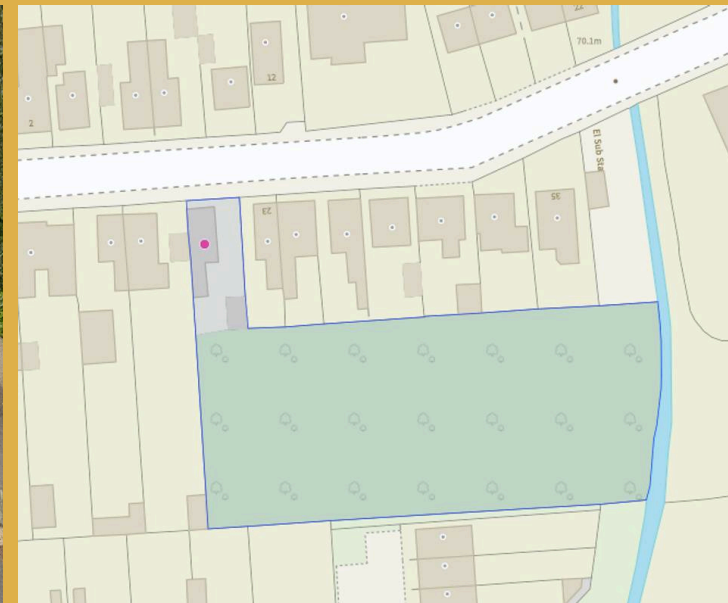
### The Current Site:

The site consists of the existing residential plot, along with an additional parcel of land located to the south of its rear garden boundary.

The total site area is approximately 2,986.4 m<sup>2</sup> (0.298 hectares).

The land is relatively flat and generally clear, although grasses and vegetation have naturally re-established over time.

The numbering for the site is based on No. 21 Garendon Road, which was originally the property that owned the land. Planning permission was secured for access through the drive adjacent to this house. No. 21 has since been refurbished and is currently let by the client. The client later purchased No. 31, the bungalow, which has provided improved access to the development site.



## Site Information:

**Local Authority:** Charnwood Borough Council

**Application Ref No:** P/24/1256/2

 [Click here](#)

**Tenure:** Freehold

**Title:** LT389118

**Total GDV:** circa £2,640,000

**3-bed detached Circa:** £310,000.. 123.4 SQM x 4

**4-bed detached Circa** £350,000.. 122.5 SQM x 4

(The above is correct. The 3 beds are slightly larger than the 4 beds.)

Garage Block for units 1, 4 and 8. 65.3SQM

**The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.**

## Biodiversity Fee:

Under a new programme the site is calculated by the local authority and “Tree Tokens” are purchased by the new site owner. The seller estimates this to be circa £10,000–£15,000.

**Viewings:** Strictly by appointment only

## Possessory Title:

The land (excluding No 21) is subject to a “Possessory Title”, A copy of the title available.

(A Possessory title refers to when registration of a title was applied for, the applicant didn't have the right documents when registering the title to satisfy the threshold for the absolute title (the best form available).

**An indemnity insurance policy should be able protect the title, subject to solicitors advice.**

## Transport:

Loughborough Station is well-connected on the Midland Main Line, providing direct services to destinations including Leicester, Nottingham, and London St Pancras.

Garendon Road is served by local bus routes, offering easy access to nearby towns and essential amenities.

Local shops include a convenient Co-Op, and there is a wide selection of pubs and restaurants within close proximity.

Shepshed and the surrounding areas feature a variety of shops and dining options, catering to a range of tastes.

## Documents attached to email:

Committee report (subject to approval being uploaded)

Design & access statement

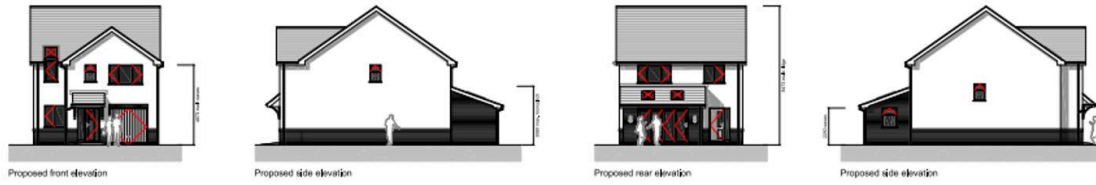
Local comparable's

Possessory/title document/s

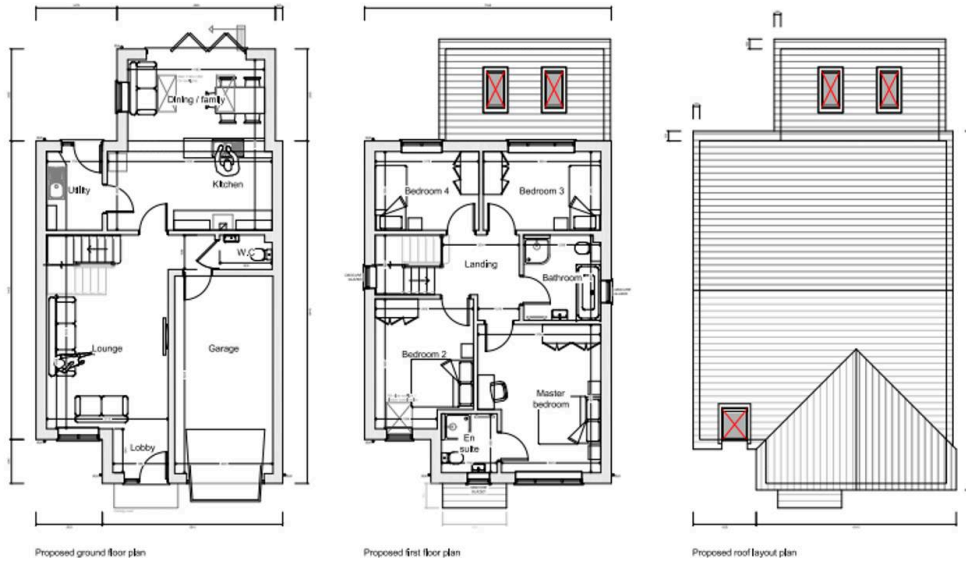
Biodiversity document

# House Types

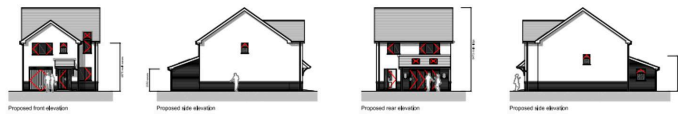
Types A & B mirror C & D



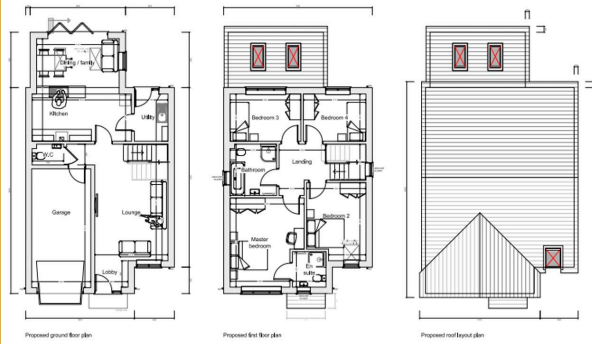
HOUSE TYPE A - 4 bedroom detached



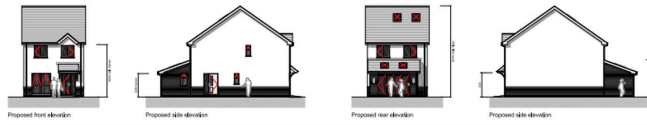
HOUSE TYPE A - 4 bedroom detached / 112,200 sqm (includes Garage @ 15,200 sqm)



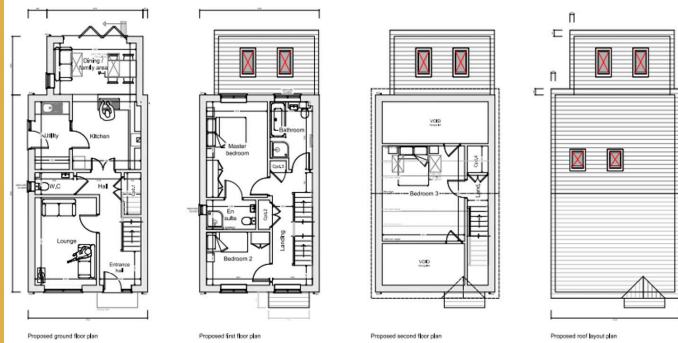
HOUSE TYPE B - 4 bedroom detached



HOUSE TYPE B - 4 bedroom detached / 110,000 sqm (includes Garage @ 15,000 sqm)



HOUSE TYPE C - 3 bedroom detached



HOUSE TYPE C - 3 bedroom detached / 102,000 sqm