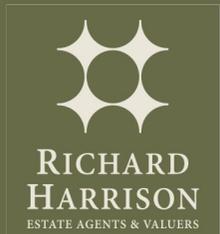




Mountfields Drive | | Loughborough | LE11 3JE

Offers over £250,000



Mountfields Drive |  
 Loughborough | LE11 3JE  
 Offers over £250,000

\*\* BEST AND FINAL OFFERS IN WRITING BY 12PM FRIDAY 14TH MARCH 2025

\*\*DEVELOPMENT OPPORTUNITY/POTENTIAL BUILDING PLOT - FOREST SIDE OF LOUGHBOROUGH\*\*

Measuring 0.18 ACRES this outstanding and rare opportunity presents itself to the open market on the much sought after Forest Side of town. There is currently a detached timber construction building which was used as a quiet retreat for the owner, with a range of garaging and outbuildings in this mature plot with a variety of shrubs, plants and trees. We believe the plot to have MAINS SERVICES such as Gas, Water, Sewage and Electricity. This property lends itself to those who have been searching for a chance to build their own home. The plot is set at the very end of Mountfields Drive which is a no through road. No Upward Chain.

- DEVELOPMENT OPPORTUNITY/POTENTIAL BUILDING PLOT
- Detached Timber Building
- Mains Services
- No Through Road
- Potential for Planning Permission
- Forest Side Location
- Garaging and Outbuildings
- End of Road Location
- Ideal Single Building Plot
- No Upward Chain

Entrance Hall  
 With front door, Gas meter and access to -

Kitchen  
 With a basic range of facilities.

Bathroom  
 With bath, w/c and wash hand basin.

Dining Area  
 overlooking the garden and with access to -

Lounge  
 A large room with glazed double doors to the garden.



"A unique and rare opportunity"



## Bedroom 1

A large room used as a bedroom.

## Outside

The property is set in an established residential location, with a mature garden offering a vast range of mature shrubs, plants and trees. There is a range of garaging and outbuildings, off road parking and a great deal of privacy. There are no tree preservation orders on the property.

## The Area

The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and Mountfields Lodge Primary School. The Campus is a 5 minute walk, the town is 15 minutes and the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins.

## Extra Information

To check the Internet and Mobile coverage you can use the following link:

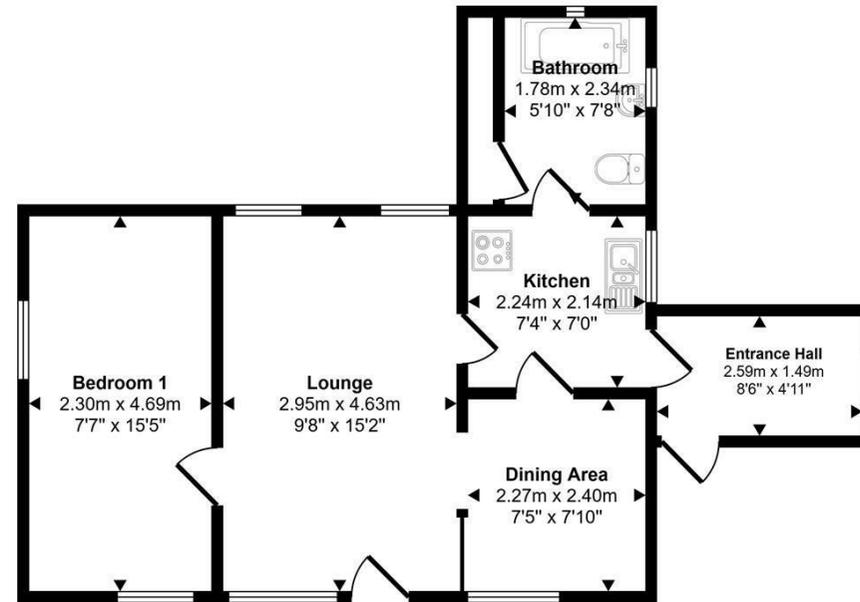
[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

**AGENTS NOTE** - The property appears to have mains services, although we cannot confirm, all buyers should undertake their own due diligence. There is no planning permission granted currently, and we invite **UNCONDITIONAL OFFERS** for the property. The property appears to be as yet unregistered with the Land Registry and so we cannot offer any information or guarantees as to whether there are any restrictive covenants, this will be dealt with through the conveyancing process.

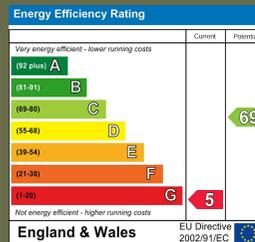


Approx Gross Internal Area  
46 sq m / 498 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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