



MAYNARD  
ESTATES



## 168 Hermitage Road, Coalville, LE67 5EH

Offers in excess of £400,000

An exciting opportunity to purchase a circa 0.36 acre potential development site, backing onto Hermitage Lake in Whitwick. The site has been used historically as a storage yard and is now available on the market due to the current owners retiring.

The site lends itself to residential development and in our view, would be suitable for multiple residential dwellings subject to planning permission. The site itself is primarily hardstanding currently with a detached workshop/garage. There are no services connected to the property but all mains are available in the highway immediately adjacent to the site frontage.

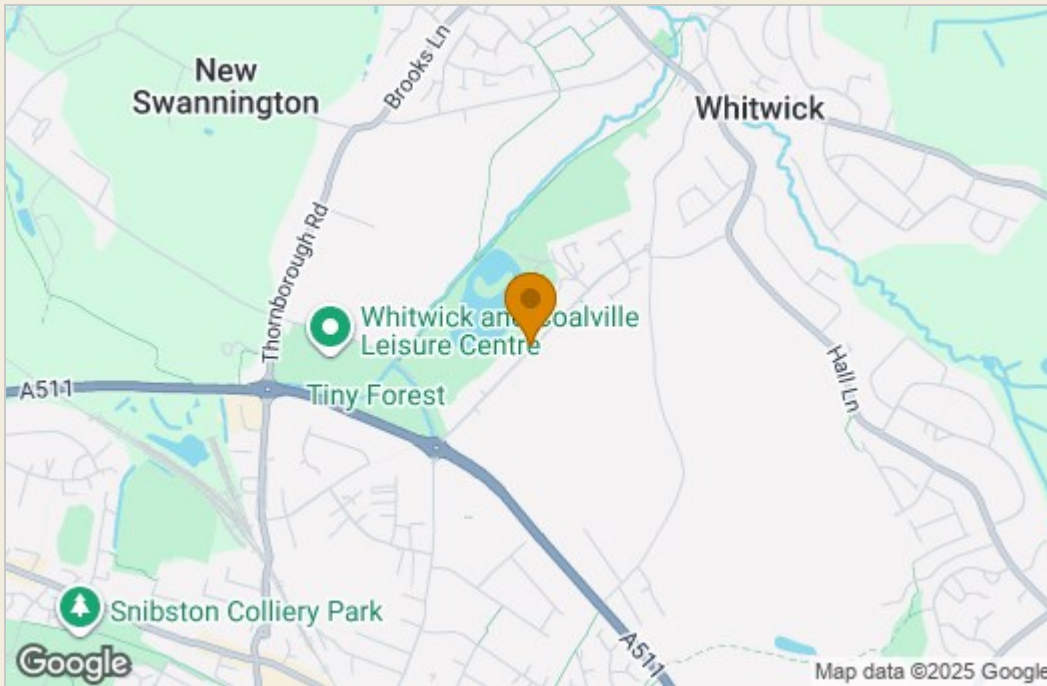
Offers will be considered on an unconditional or conditional, subject to planning basis.

Maynard Estates have an inhouse design and planning team, that would be able to assist and support with any potential planning application if required.



## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
Tel: 01530 682886 Email: [sales@maynardestates.co.uk](mailto:sales@maynardestates.co.uk) [maynardestates.co.uk](http://maynardestates.co.uk)