

DEAL.
ESTATE AGENTS

West Elevation
1:50

South Elevation
1:50

LAND
FOR SALE

BIRSTALL

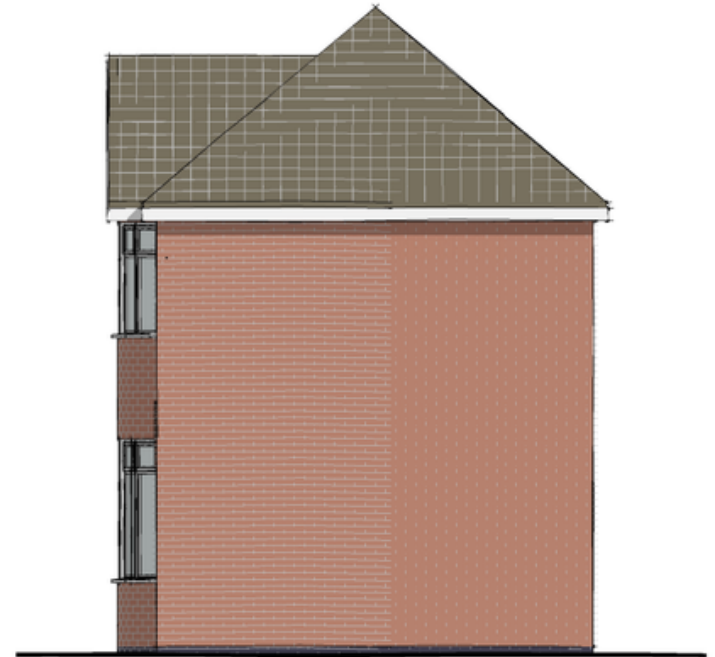
East Elevation
1:50

North Elevation
1:50

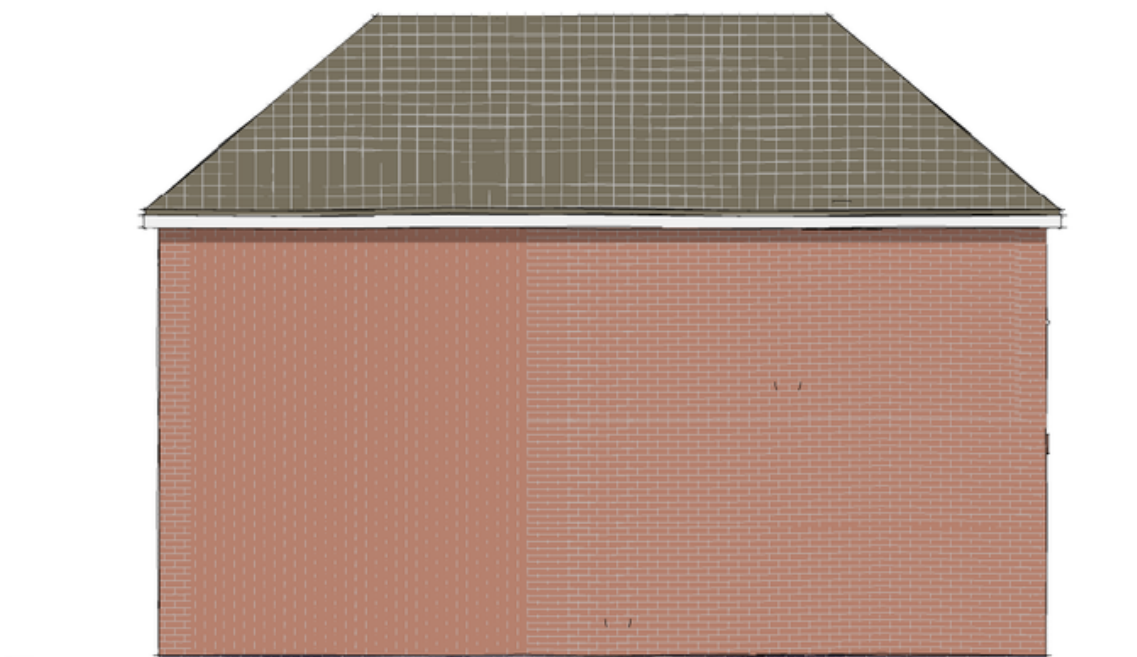
Elevations



West Elevation
1:50



South Elevation
1:50

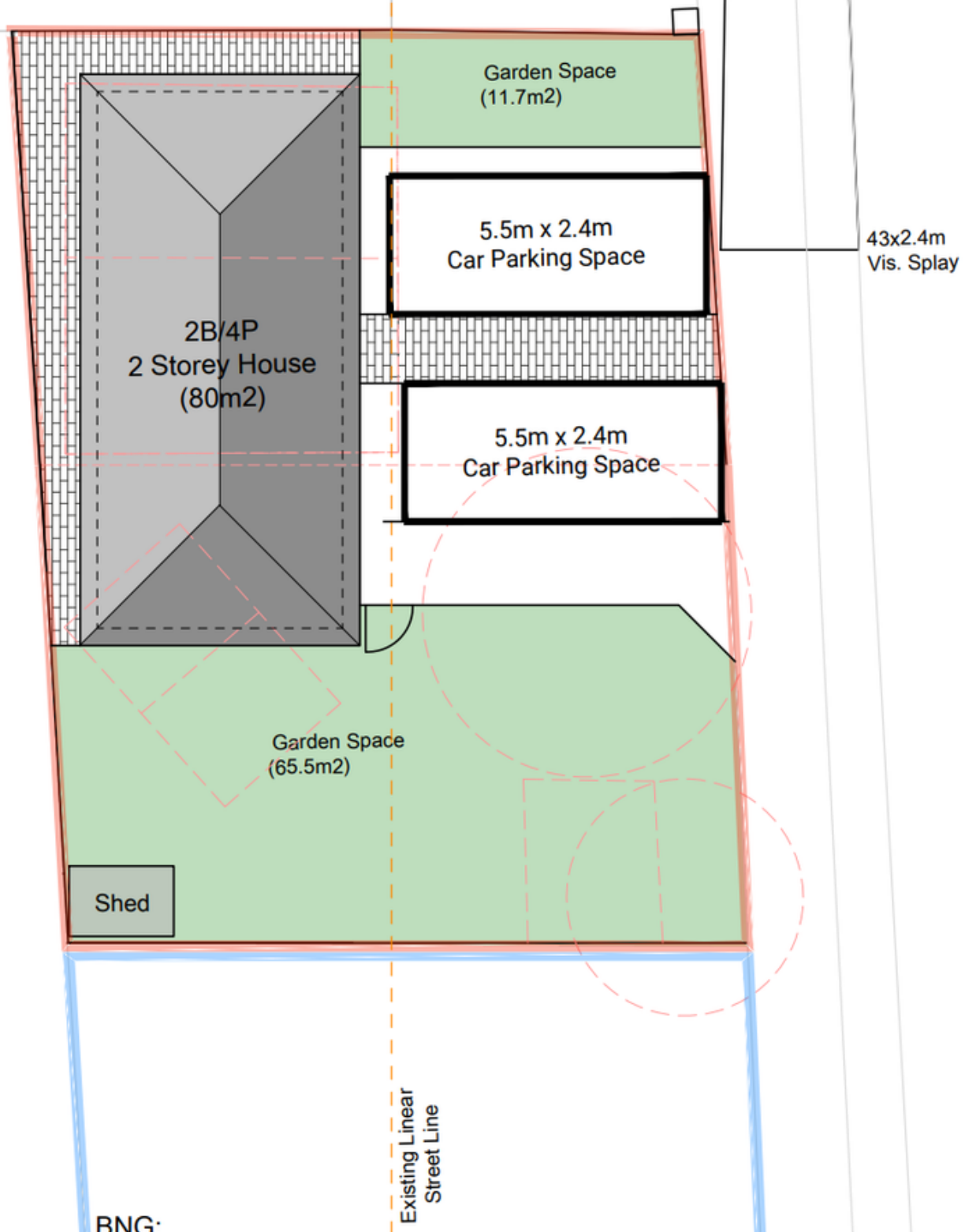


East Elevation
1:50



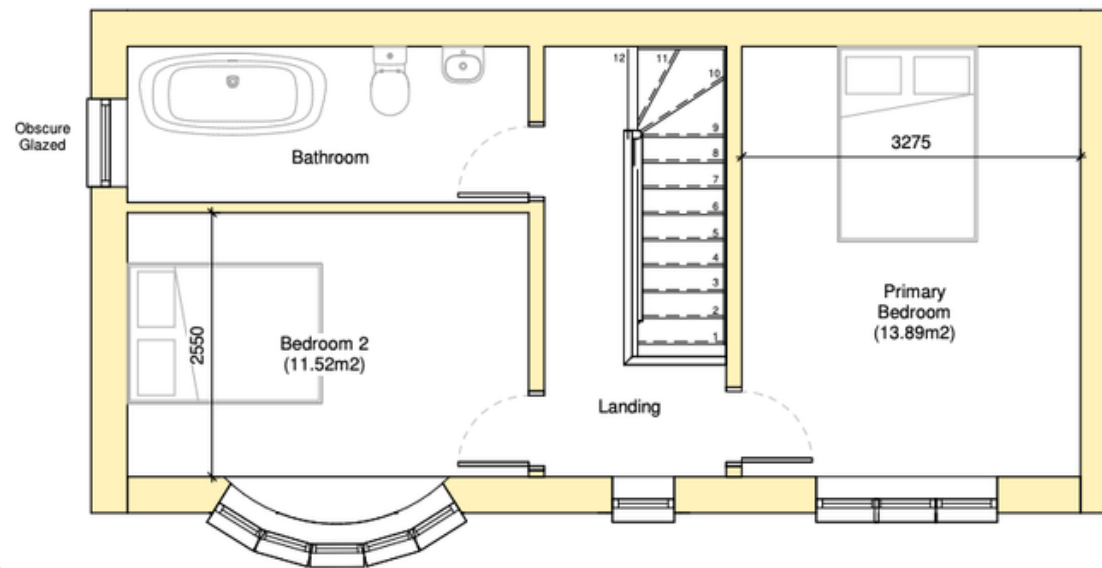
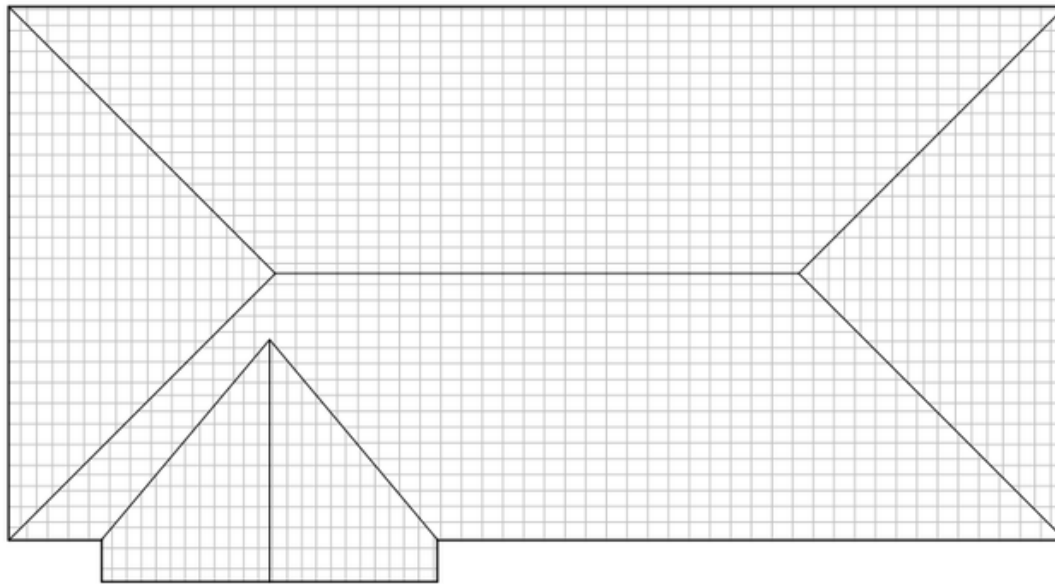
North Elevation
1:50

Proposed Plot

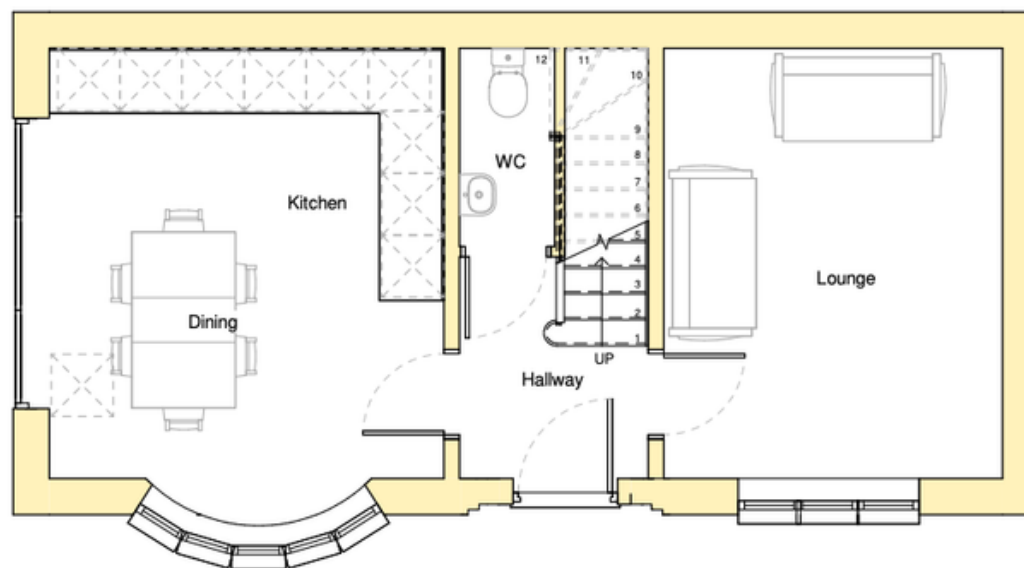


BNG:

- Existing Garden Area = 98m2
- Proposed Amenity Space = 77.2m2
- Loss of Garden/Amenity = 20.8m2 (21.2%)

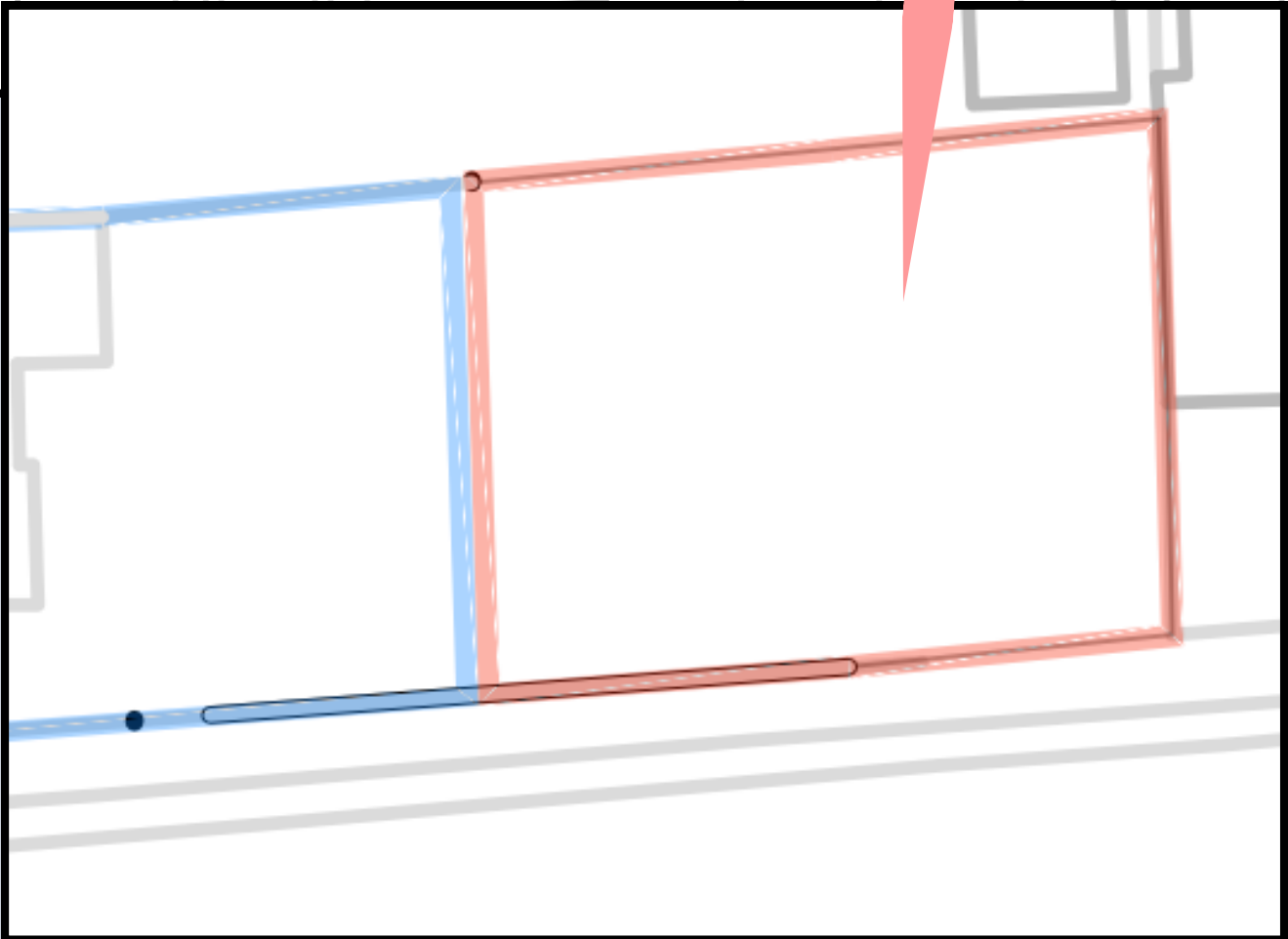


Floor Plan





Location





Site
Image

Important Information

Location:

Spinney Rise Birstall LE4 3DX

Planning Permission:

Erection of single detached two storey,
2 bedroom dwelling and ancillary works

Planning Application Number:

P/25/0268/2 Decided: 17 October 2025

P/25/2173/2 Decided: 16 December 2025

Decision Granted:

GRANT CONDITIONALLY

Current Features Of Site:

Double Garage

Gate To Garden

Fenced Boundary Established With Neighbours

Dropped Kerb Established

Utilities Connections On Street

CONTEXT

An excellent opportunity to acquire a single building plot in a well-regarded residential area of Birstall, with utilities readily accessible from the street. Several similar corner plots in the surrounding area have also been successfully developed in recent years, further demonstrating the potential of the location.

The plot benefits from full planning permission for the construction of a two-bedroom detached house, complete with off-road parking and a private garden.

Access to the plot is already established via an existing dropped kerb, which currently serves a double garage positioned within a fenced perimeter. The proposed development has been carefully planned to retain a good-sized garden, creating a well-balanced home with both practical internal accommodation and attractive outside space.

Birstall continues to experience strong demand from buyers, thanks to its excellent range of local amenities, well-regarded schools and convenient transport links into Leicester and beyond.

This presents an opportunity for a developer, builder or self-builder to take forward a ready-to-go project, with planning permission already in place.

COMPARABLE PRICE GUIDE

Sold On Street

28 Spinney Rise, Birstall, Leicester,
LE4 3DX

3 1 2

Semi-Detached House • Freehold

Sold Sep 2025 for
£375,000

Current estimate
£392,000

27 Spinney Rise, Birstall, Leicester,
LE4 3DY

3 1 1

Semi-Detached House • Freehold

Sold Mar 2025 for
£365,000

Current estimate
£385,000

26 Spinney Rise, Birstall, Leicester,
LE4 3DX

3 1 2

Semi-Detached House • Freehold

Sold Dec 2025 for
£380,000

Current estimate
£406,000

Under Offer



£400,000

Guide Price

4 bed Semi-Detached
Spinney Rise, Birstall



SOLD STC

Added on 11/05/2026

0.0 miles

Like for Like Comparison

Sold In Area



4, Bentley Road, Birstall LE4 4NQ

Freehold

Detached  2  4

Last sold on 25 Jul 2025 for £376,000

Similar Footprint To Proposed Build

Similar Corner Plot Build Project

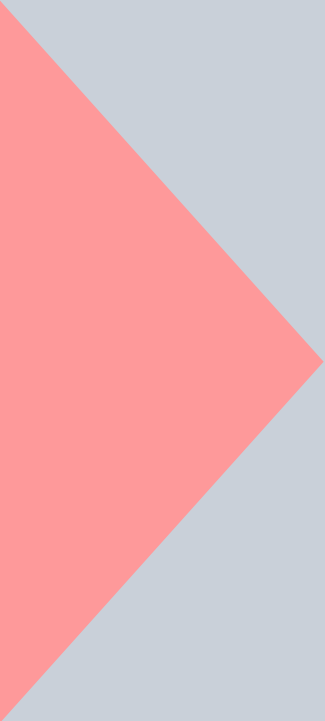
Expect 5% More For Spinney Rise

Spinney Rise Superior Location

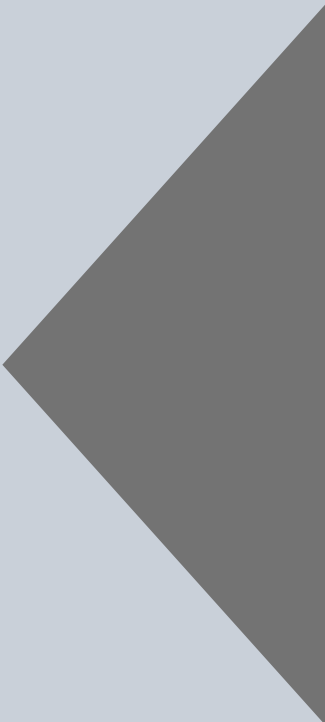
Utilities On Road



Expected GDV £350,000



Asking Price £130,000



Selling Agent
01509 389658

DEAL.
ESTATE AGENTS

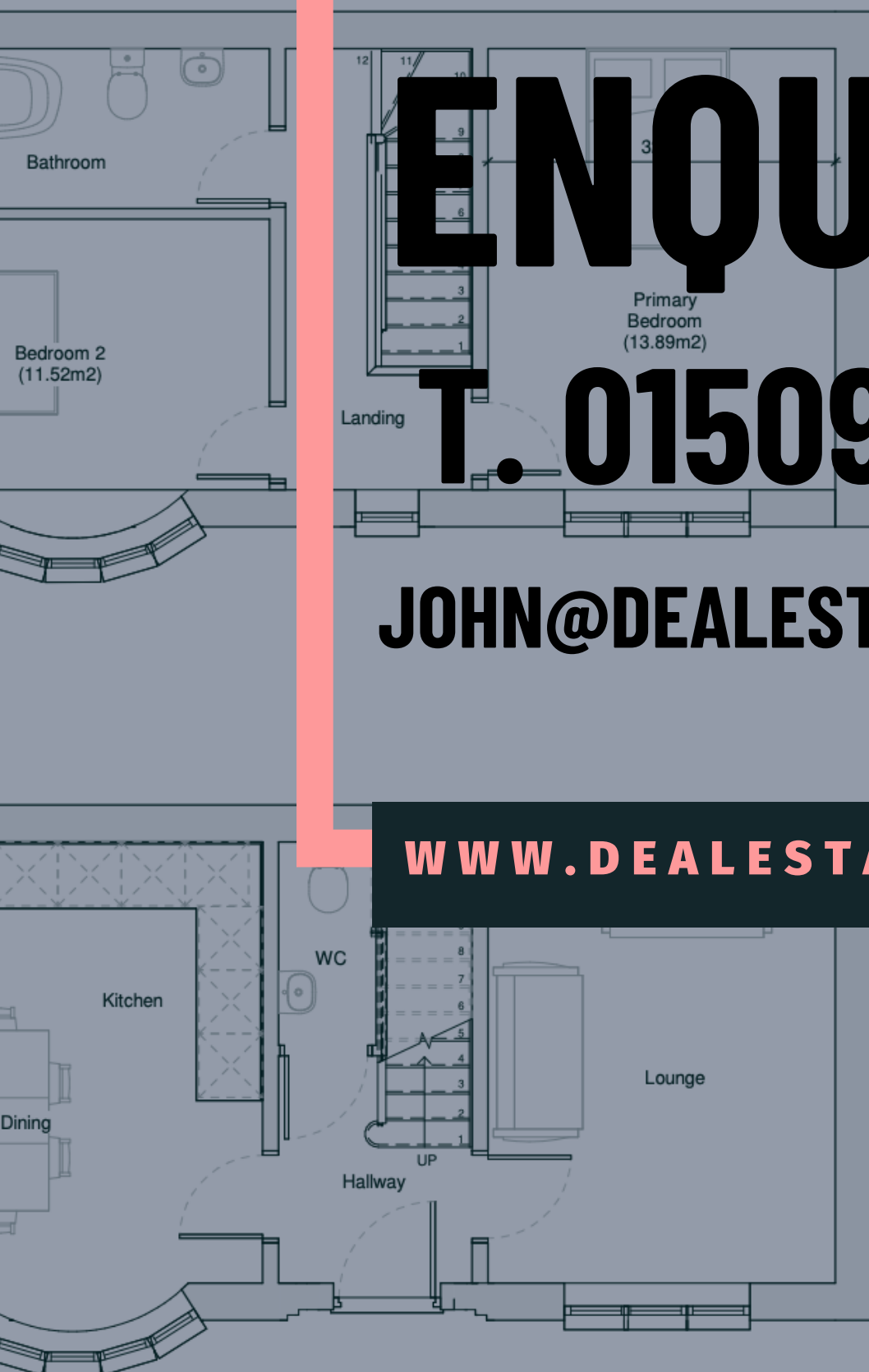
DEAL.
ESTATE AGENTS

ENQUIRIES

T. 01509 389658

JOHN@DEALESTATEAGENTS.COM

WWW.DEALESTATEAGENTS.COM



East Elevation
1:50