

JAMES SELICKS

LAND ADJACENT TO:
UPLANDS

PEATLING PARVA
LEICESTERSHIRE



A rare and exciting opportunity to purchase a plot of approximate 0.22 acres within the popular Leicestershire village of Peatling Parva. The plot has an existing planning consent for a two bedroom detached property with a detached garage.

Planning consent 09/00028/FUL • Detached • Entrance hall • Dining kitchen • Utility • Living room • Study • Two bedrooms • Bathroom • Garage • Total plot 0.22 acres • Neighbouring property for sale via a separate negotiation •

Plot

The plot has an existing planning consent for the erection of a two bedroom detached dwelling. The property would comprise of an entrance hall with cupboard and cloakroom off, dining kitchen, utility room, living room and study. To the first floor would be two double bedrooms and a bathroom. Internal accommodation is approximately 170 Sq. M (1829 Sq. Ft).

To the front would be a detached garage.

The foundations for the consented house and garage were installed on the plot in January 2012.

Special Note: The adjacent property Uplands is also for sale with a guide price of £600,000, which has an approximate total plot of 0.47 acres.

Location

Peatling Parva is a delightful village sitting in attractive rolling Leicestershire countryside some five miles north of Lutterworth, which sits on Junction 20 of the M1 and offers excellent local shopping and leisure facilities. Within the village is the highly regarded Shires pub/restaurant. Other amenities include the Village Hall and St Andrew's Church.

Communication links are very good with easy access to the M1, M6 and M 69 Motorways. By rail London can easily be reached in about one hour from Leicester or Market Harborough which is 12 miles away. East Midlands and Birmingham Airport are both within easy driving distance. There are a number of excellent schools in the area including Rugby, Leicester Grammar, and Lutterworth High School.

Tenure: Freehold

Local Authority: Harborough District Council

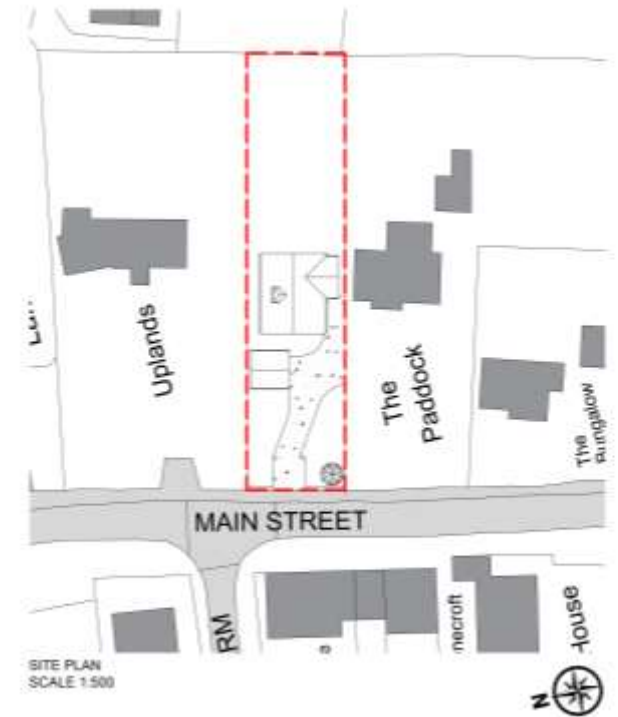
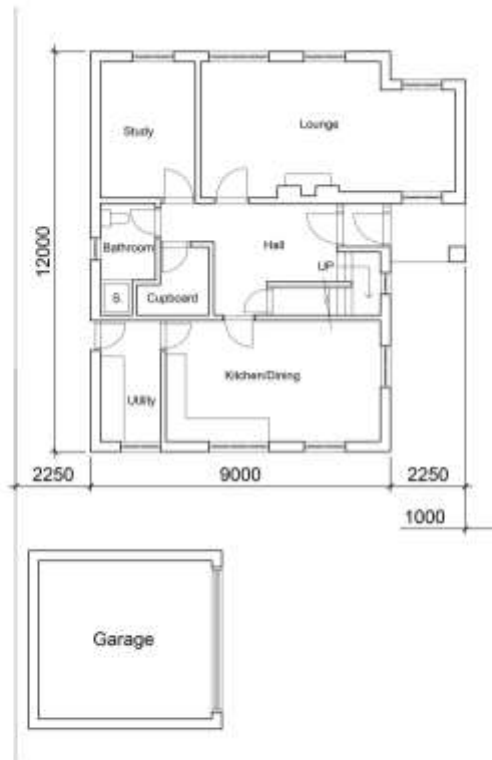
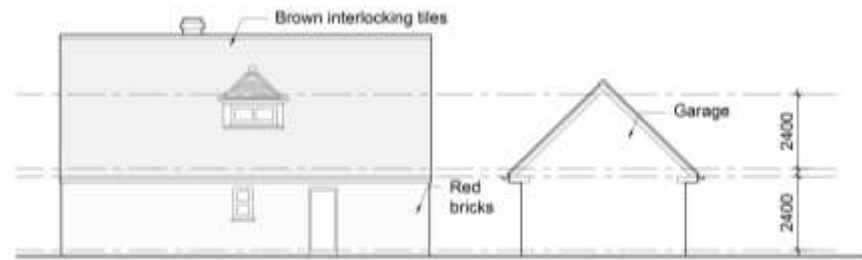
Planning Information: www.harborough.gov.uk

Planning reference 09/00028/FUL

Planning Condition Discharge: 12/00073/PCD

Satnav Information: The plot's postcode is LE17 5QA and can be found as indicated by our for sale board.





EXISTING GROUND FLOOR PLAN
SCALE 1:100

SITE PLAN
SCALE 1:500

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Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

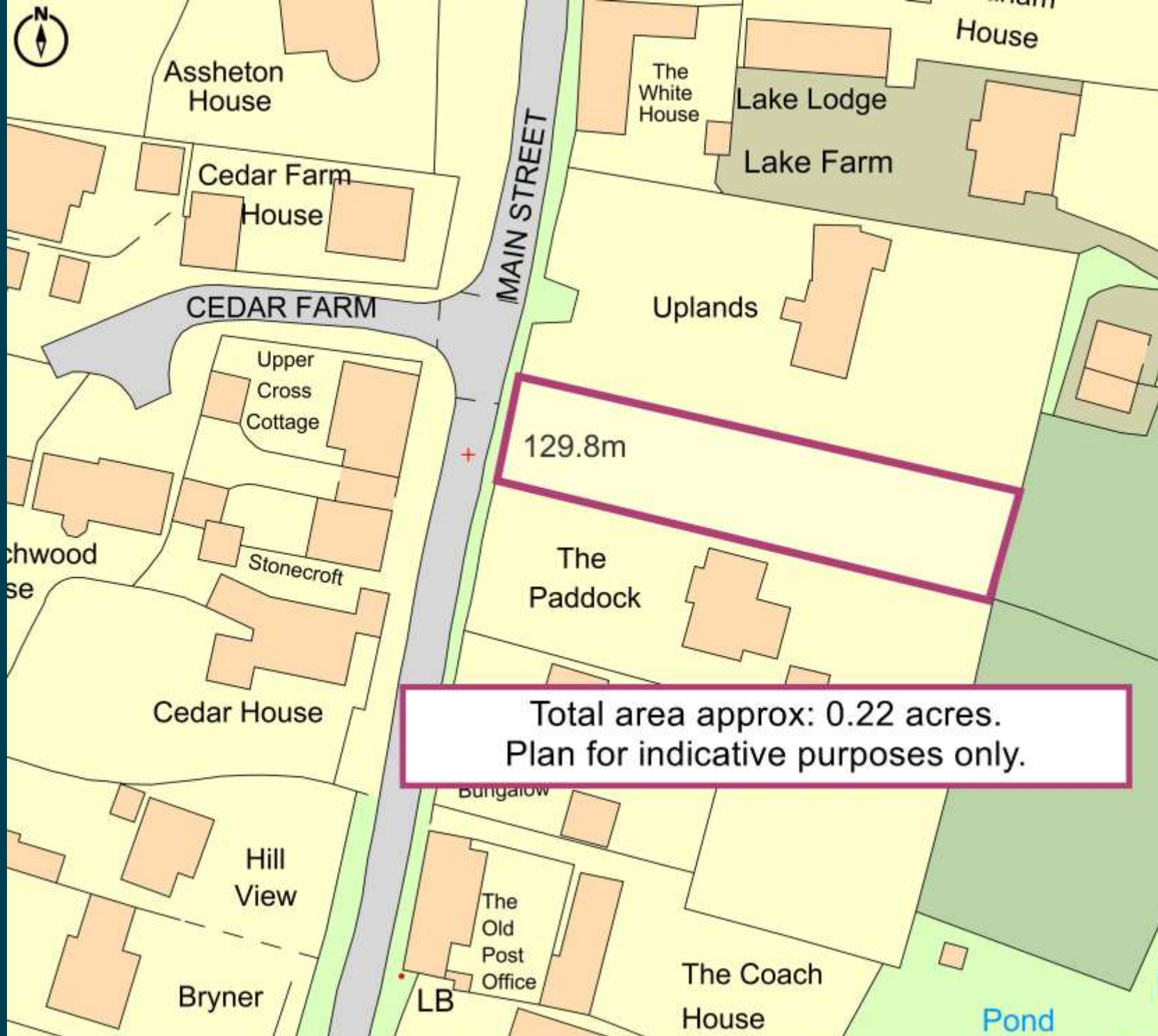
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Total area approx: 0.22 acres.
Plan for indicative purposes only.