

Green Lane

HUSBANDS BOSWORTH, LUTTERWORTH

JAMES
SELICKS



An increasingly rare opportunity to acquire a substantial village plot incorporating a former period cottage, now offering significant potential for redevelopment or comprehensive refurbishment, subject to the necessary planning consents.

- Rare development opportunity comprising a former 18th-century detached cottage
- Situated on a generous plot extending to approximately 0.175 acres
- Property requiring full renovation or replacement
- Significant scope for redevelopment, extension or reconfiguration (subject to planning permission)
- Ideal for developers, investors or owner occupiers seeking a bespoke project
- Extensive rear gardens offering excellent potential and a good degree of privacy
- Detached garage within the plot
- Located within a highly sought-after and well-established village setting
- Offered with no onward chain and considerable potential to add value

Accommodation

Occupying a total plot of approximately 0.175 acres, the property presents an exciting prospect for those seeking to create a bespoke home or undertake a development project in a well-established and desirable setting. The existing cottage, believed to date back to the 18th century, now requires complete renovation or replacement, with clear scope to enhance the site and maximise its potential (STPP).

The existing accommodation comprises one reception room, a breakfast kitchen and utility area. To the first floor are two bedrooms and a bathroom offering a traditional and flexible layout typical of a period cottage.

Outside

Externally, the property sits within a generous plot extending to approximately 0.175 acres, with extensive rear gardens that are now overgrown but offer excellent potential for landscaping and enhancement. The grounds provide a good degree of privacy and include a detached garage.

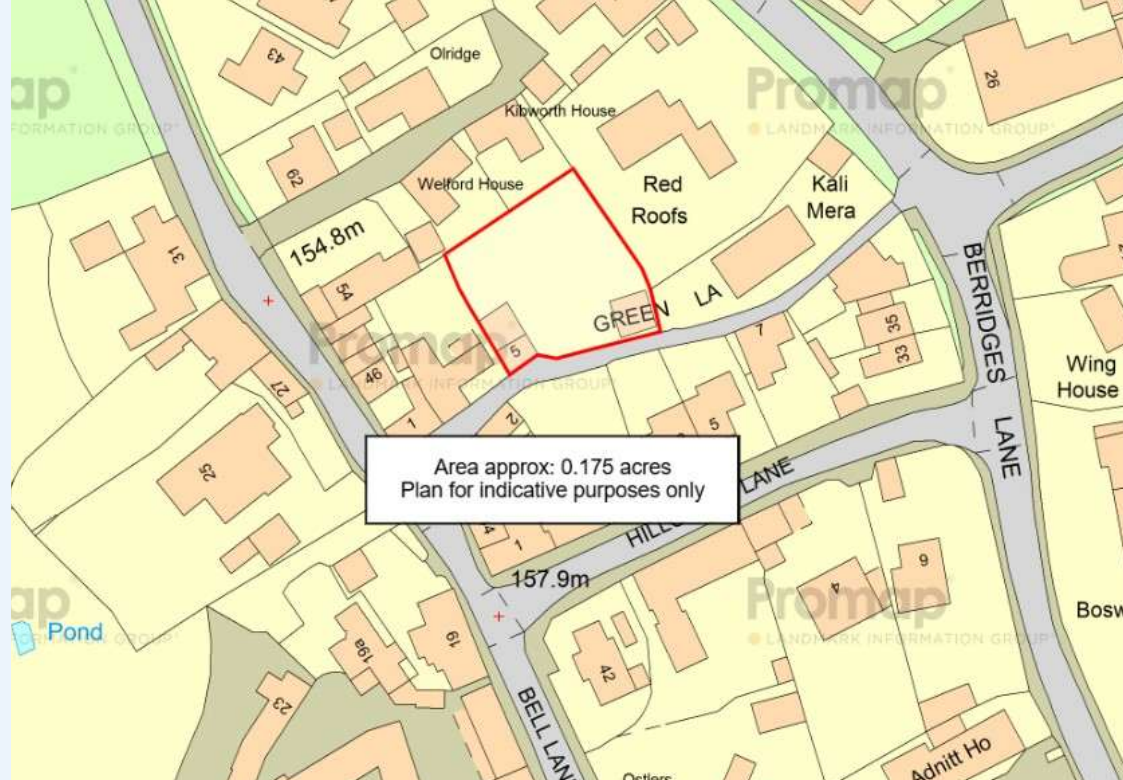
Previous Planning Consent

Planning permission was previously granted in 2008 for a comprehensive extension and remodelling of the property, illustrating the site's excellent potential.

The approved scheme ref: 08/00505/FUL (which has now lapsed) would have created a substantial three/four-bedroom family home centred around a spacious open-plan kitchen, dining and family room, together with additional reception space and improved bedroom accommodation. Whilst the consent can no longer be implemented, it provides a valuable indication of the property's future potential, subject to obtaining any necessary planning permissions. Copies of the historic plans are available for inspection.

Please note

We as agents do not have information relating to the approximate build costs associated with the lapsed planning consent. Proposed purchasers are encouraged to seek independent guidance relating to approximate construction and planning application costs before committing to a purchase if their intention is to extend and/or reconfigure the property.





Location

The property occupies an attractive position within a highly regarded and sought-after village, characterised by a mix of period homes and quality modern properties. The location offers a strong sense of community along with convenient access to nearby market towns, reputable schooling, and a range of everyday amenities. Surrounded by open countryside, the area provides excellent opportunities for walking and outdoor pursuits, while also benefiting from good transport links to regional centres.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed. Built c1900s

Conservation Area: Husbands Bosworth Conservation Area

Tax Band: E

Services: The property is offered to the market with all mains water and oil-fired central heating.

Meters: Water meters

Loft: Insulated

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: No

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling, no accessibility modifications

Planning issues: None which our client is aware of

Satnav Information: The property's postcode is LE17 6LD, and house number 5.



Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com

Please follow us on Instagram:



#teamselicks

Important Notice

James Selicks 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.

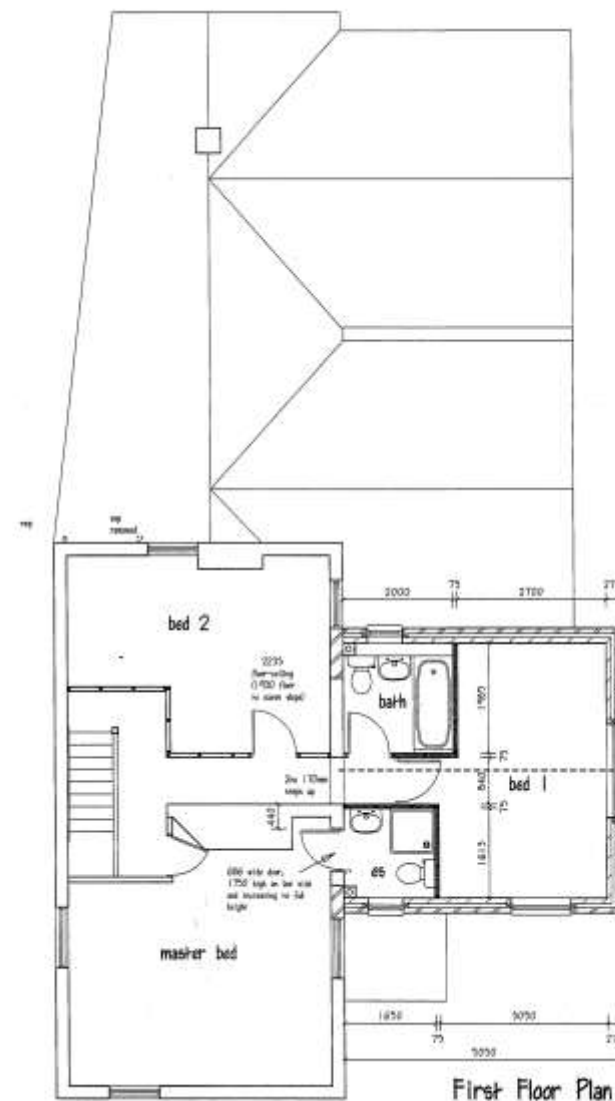
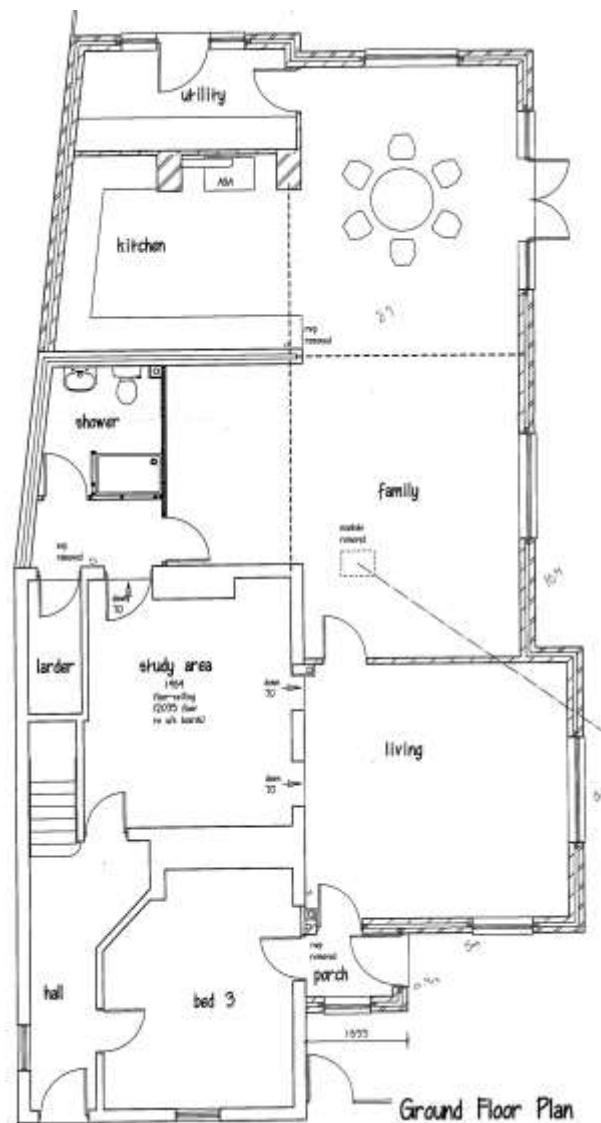
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves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

3) No person in the employment of James Selicks 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.



Proposed plan for the lapsed planning consent 08/00505/FUL -
Erection of two storey and single storey extension to side (revised scheme of 07/01034/FUL)

