

Self-Build Opportunity

FAIRPORT HOUSE, FLECKNEY ROAD,
KIBWORTH BEAUCHAMP, LEICESTERSHIRE



CGI for indicative purposes only.

JAMES
SELICKS



An extraordinary and rare opportunity to acquire a building plot with full detailed planning consent for a stunning self-build four-bedroom detached village home, set on the edge of one of south Leicestershire's most popular villages. Designed with open plan living in mind, this bespoke home maximizes space, light, and offers great flexibility.

Building plot with full planning permission (Ref 23/01190/FUL) • Approx 3767 Sq. Ft / 350m² (incl. garage) • Flexible layout – potential to reconfigure spaces to suit your lifestyle • Spacious, open-plan kitchen, dining & living area with access to outdoor terraces • Four well-proportioned bedrooms, including a ground-floor bedroom • Master bedroom with ensuite, walk-in wardrobe and south facing balcony • Study, utility, boot room, and ample storage • Integral triple garage • Approx 0.6 acre total plot

Unique Opportunity

This is an incredibly rare opportunity to acquire an approximate 0.6-acre plot with planning for a luxury self-build property in the heart of south Leicestershire. The cleverly designed layout maximizes both space and versatility and is designed with modern living in mind with an open flow throughout the ground floor.

Services

- A builder's power supply is already onsite with a meter.
- Water is available from the mains that runs along Fleckney Road and Severn Trent can connect as soon as the piping is ready on the plot. Their current quote (as at 13/02/2025) is £3,314 - buyer to organise and pay for.
- All other services – purchaser's responsibility.

Location

The property is located on the outskirts of the thriving village of Kibworth, popular with young families and retired couples alike because of a strong community spirit centred around sporting and recreational facilities such as cricket, golf, bowls and tennis clubs. There is a GP surgery, shops, a delicatessen, popular public houses and restaurants within the village, plus local country footpaths for scenic walks, open spaces, playgrounds, tennis courts and a MUGA (multi use games area).

Excellent schooling is available within the village, and in the private sector within the neighbouring village of Great Glen. Market Harborough, some five miles to the south offers an even wider range of facilities and a mainline rail connection to London St. Pancras in under an hour.

- ✓ A highly regarded village with an active community
- ✓ Easy access to Leicester and Market Harborough
- ✓ Outstanding state and private schools in nearby Great Glen, including Stoneygate School & Leicester Grammar (15-minute drive)
- ✓ Mainline rail services from Market Harborough to London St Pancras in under an hour
- ✓ Superb transport links with easy access to the M1 motorway
- ✓ Excellent village amenities including dr's surgeries, chemist, and dentist

Planning Permission

Planning permission has been granted (Ref 23/01190/FUL) for the erection of a self-build dwelling with associated parking and landscaping. Planning conditions 3 and 12 have been discharged.

Flexibility

A further planning consent has been submitted for a smaller sized dwelling, pending consideration ref: 24/01206/VAC. If approved, it will provide the buyer the option of erecting smaller sized dwelling if required offering further flexibility.

Purchaser's Pack

A purchaser's pack is available on request containing the planning documents named within the planning permission. All other planning documents can be found on Harborough District Council's planning portal under the reference above.

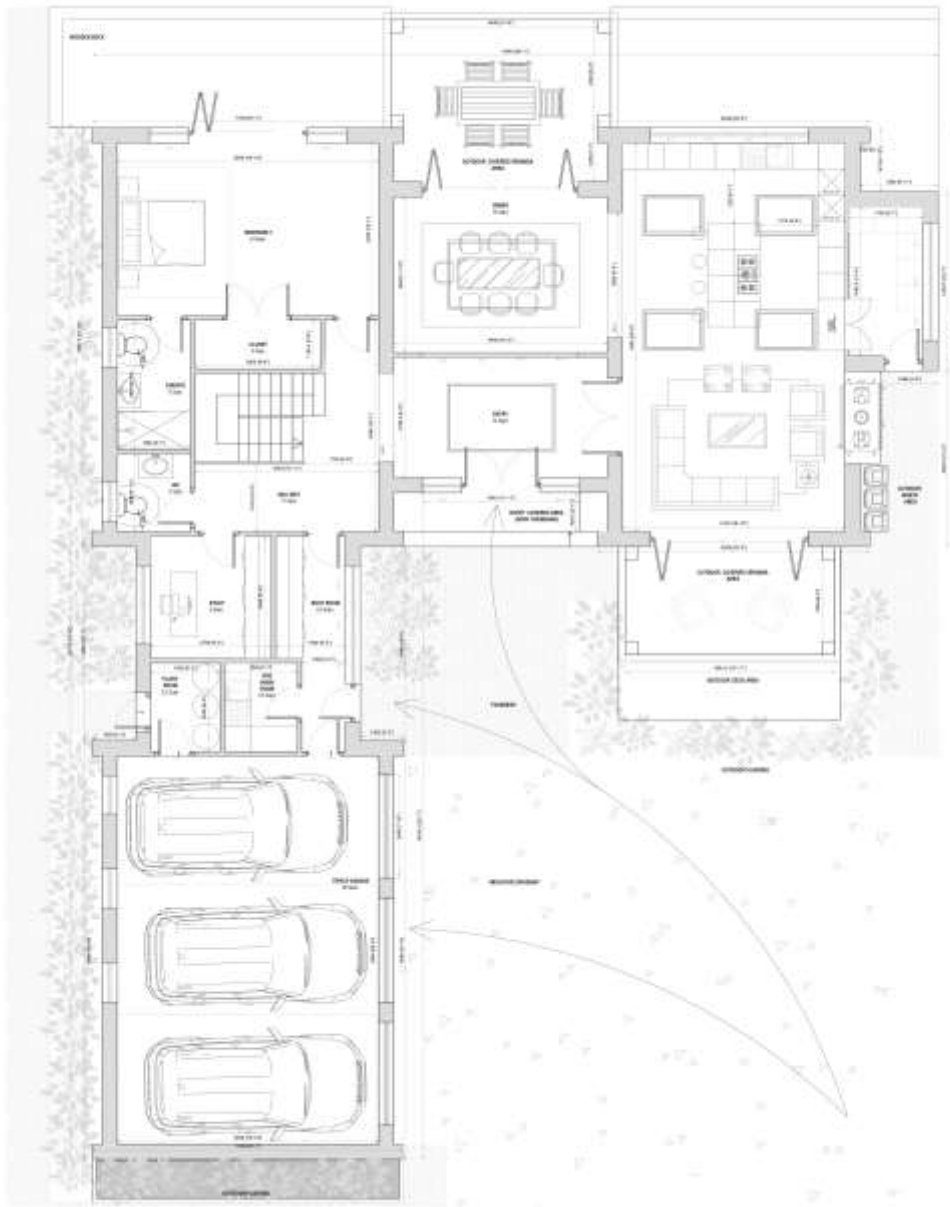
PLEASE NOTE

We as agents do not have information relating to the build costs associated with the construction of the proposed scheme. Proposed purchasers are encouraged to seek independent guidance relating to material and construction costs before committing to a purchase.

Directional Note

Proceed out of Market Harborough on the A6 Leicester Road as signposted to Kibworth. On entering the village take the first left hand turn into New Road. To the centre of the village where at the roundabout take the first exit into High Street, which eventually becomes Fleckney Road. The plot is located just outside the village on the right-hand side where the plot may be found on the right-hand side.

Proposed Ground Floor Accommodation



Proposed First Floor Accommodation



Proposed Front Elevation (south facing)



Proposed Side Elevation (east facing)



Proposed Rear Elevation (north facing)



Proposed Side Elevation (west facing)



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



Important Notice

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

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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.

