

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
- Existing accommodation includes multiple reception rooms and kitchen space
- Extensive rear gardens offering excellent potential and a good degree of privacy
- Detached double 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).

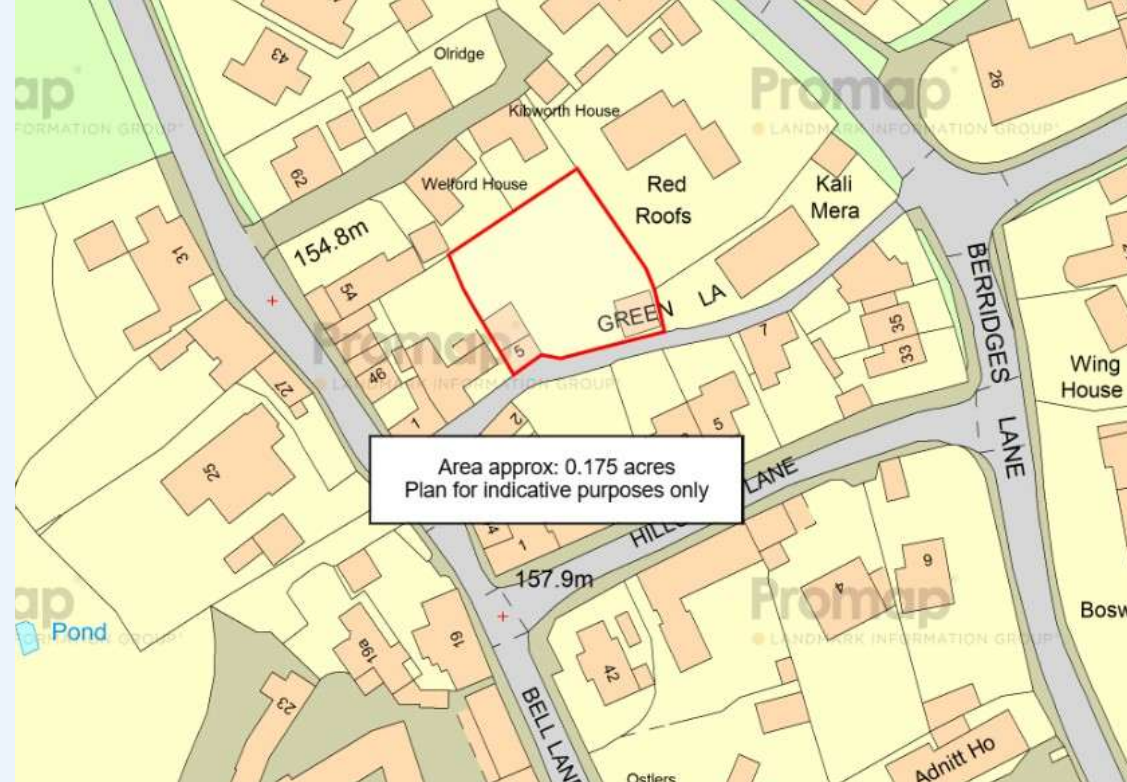
The existing accommodation comprises two reception rooms including a sitting room and snug, a garden room, and a breakfast kitchen, offering a traditional and flexible layout typical of a period cottage.

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 single garage along with additional outbuildings, all requiring attention but contributing to the overall scope for redevelopment or improvement (STPP).

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.



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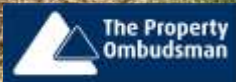
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Measures and Other Information

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.



JAMES SELICKS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		49 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		1 G