

DEVELOPMENT OPPORTUNITY

LONDON ROAD, GREAT GLEN, LEICESTERSHIRE



JAMES
SELLICKS

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Development Opportunity at

31 London Road, Great Glen,
Leicestershire LE8 9FL

OFFERS ARE INVITED FOR THE FREEHOLD
INTEREST

An extremely rare opportunity to acquire a plot with planning granted for the erection of four dwellings, located in one of south east Leicestershire's most favoured and desired villages.

Total plot approx. 0.69 acres | Planning consent for four dwellings | Planning ref:19/01373/FUL | Two, 4 bedroom detached properties | Two, 2 bedroom semi-detached properties | Total combined approx.

Sq. Ft of dwellings 6,017 Sq. Ft | Prime location | Excellent local schooling | Equidistant to both Leicester and Market Harborough and their mainline rail connections |

31 London Road represents a unique and rare opportunity to acquire a site with planning consent granted for four dwellings. Plots of this type rarely come to the market within Great Glen, and properties within the village remain in constant demand due to its location between Leicester and Market Harborough and their respective mainline rail connections to London St. Pancras in under an hour. Renowned schooling within the village is extremely popular and a driving factor for people relocating into the area.

PURCHASER'S PACK

A purchaser's pack is available on request which contains all the planning documents and reports on the plot. Alternatively, please visit www.harborough.gov.uk, planning reference 19/01373/FUL.

LOCATION

Great Glen is a thriving south Leicestershire village offering amenities catering for most day-to-day needs and being particularly convenient to Leicester Grammar and Stoneygate School within the village along with popular schools in the state sector. The area is surrounded by some of the County's finest rolling countryside with the market town of Market Harborough and the City of Leicester providing a wider range of facilities, professional quarters and mainline rail access to London St. Pancras.

DIRECTIONAL NOTE

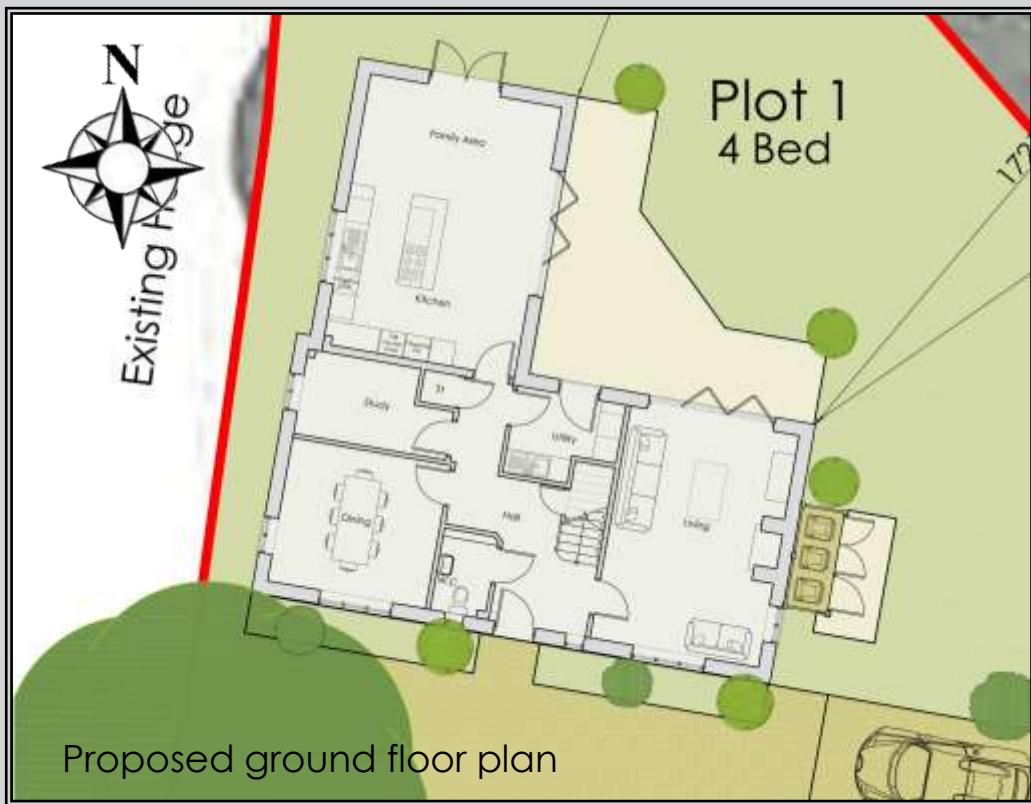
Leave Market Harborough on the A6 in a northerly direction. Process through the village of Kibworth and continue for a further 4 miles. At the major roundabout on the outskirts of Oadby take the third exit following the signs to Great Glen. At the T junction turn left onto London Road, where the plot may be found on the right hand side.



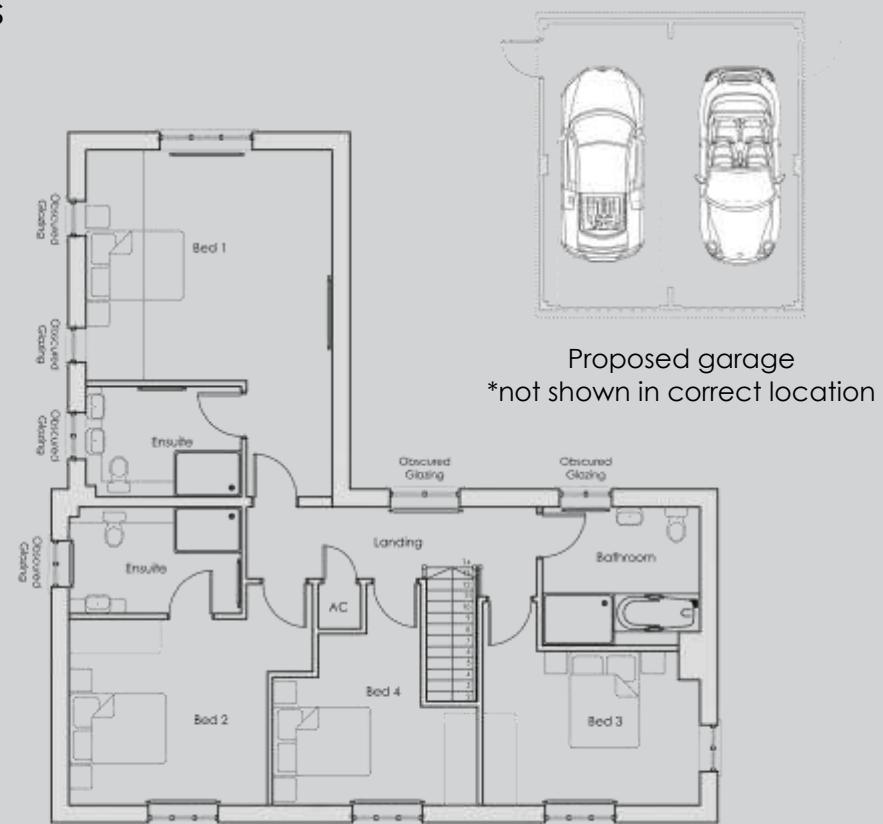
Proposed Plot One



Proposed elevations



Proposed ground floor plan

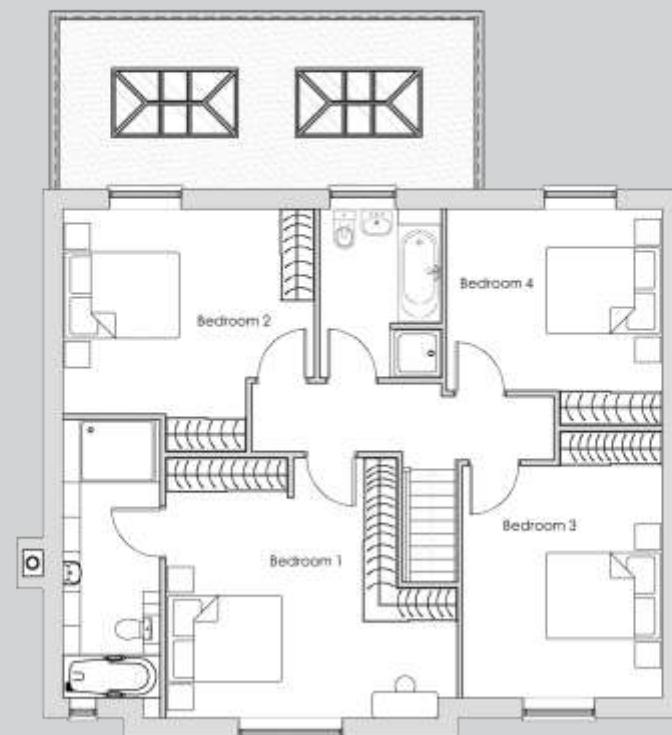


Proposed first floor plan

Proposed Plot Two



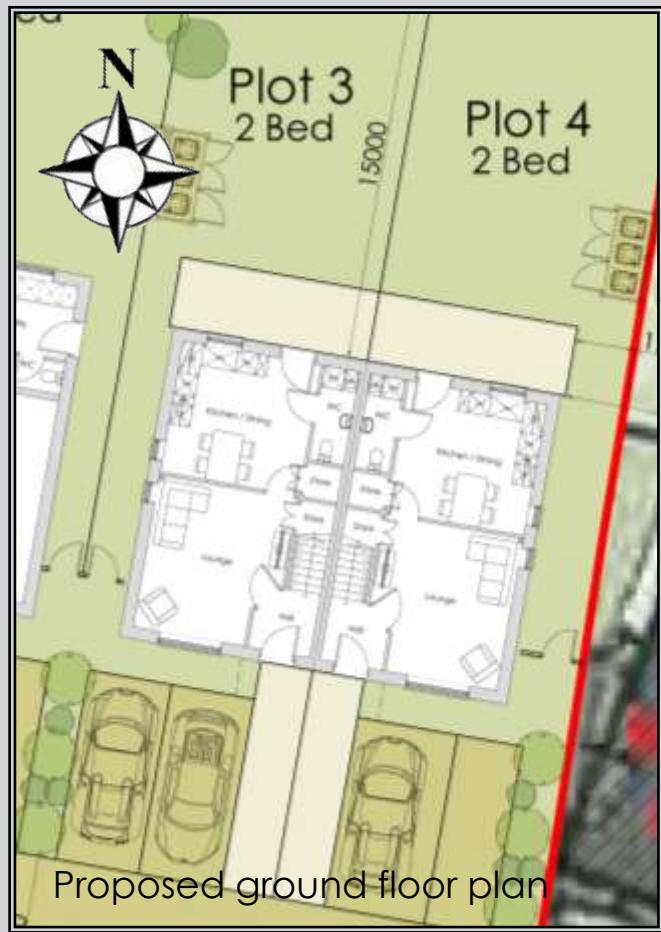
Proposed elevations



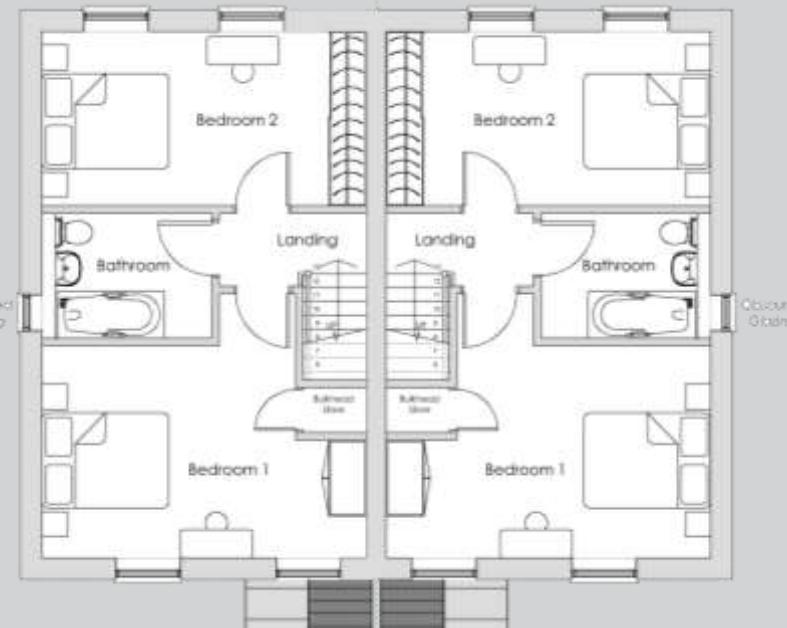
Proposed first floor plan

Proposed Plots Three & Four

Proposed elevations



Proposed ground floor plan



Proposed first floor plan

- 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 warranty, 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.

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

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Important Notice

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.

Measurements and Other Information