

DEVELOPMENT OPPORTUNITY

LONDON ROAD, GREAT GLEN, LEICESTERSHIRE



JAMES
SELICKS

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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

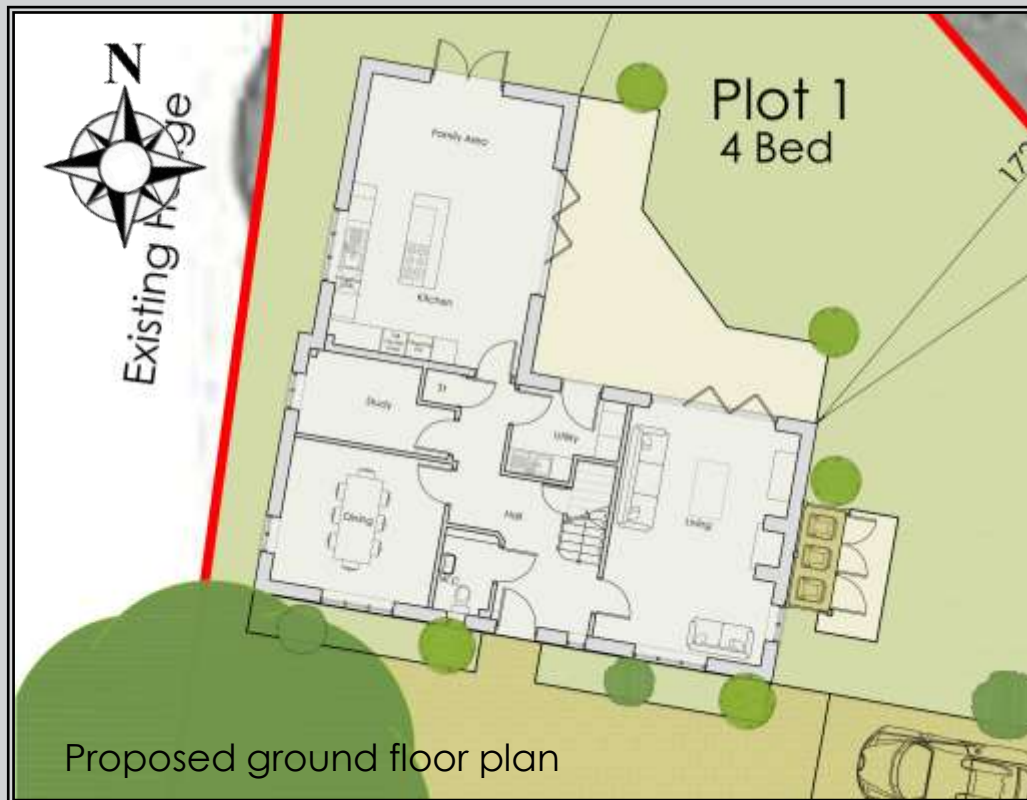
Leave Market Harborough on the A6 in a northerly direction. Process through the village of Kibworth and continue for a further 4 miles. At the major roundabout on the outskirts of Oadby take the third exit following the signs to Great Glen. At the T junction turn left onto London Road, where the plot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



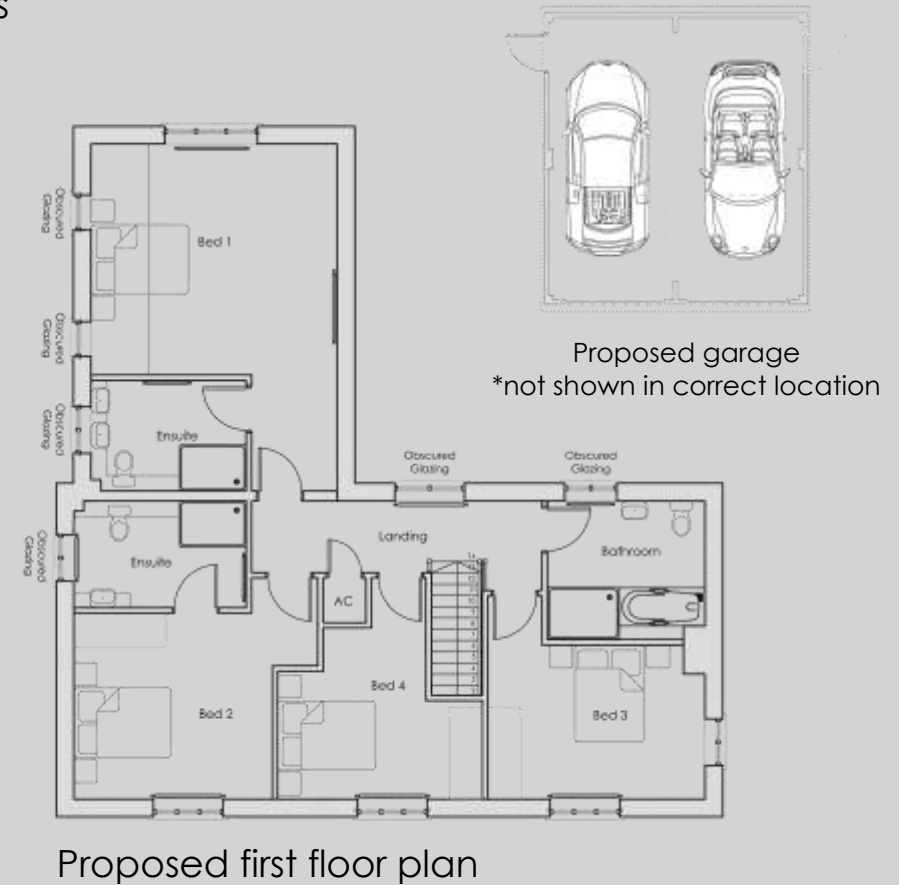
Proposed Plot One



Proposed elevations



Proposed ground floor plan



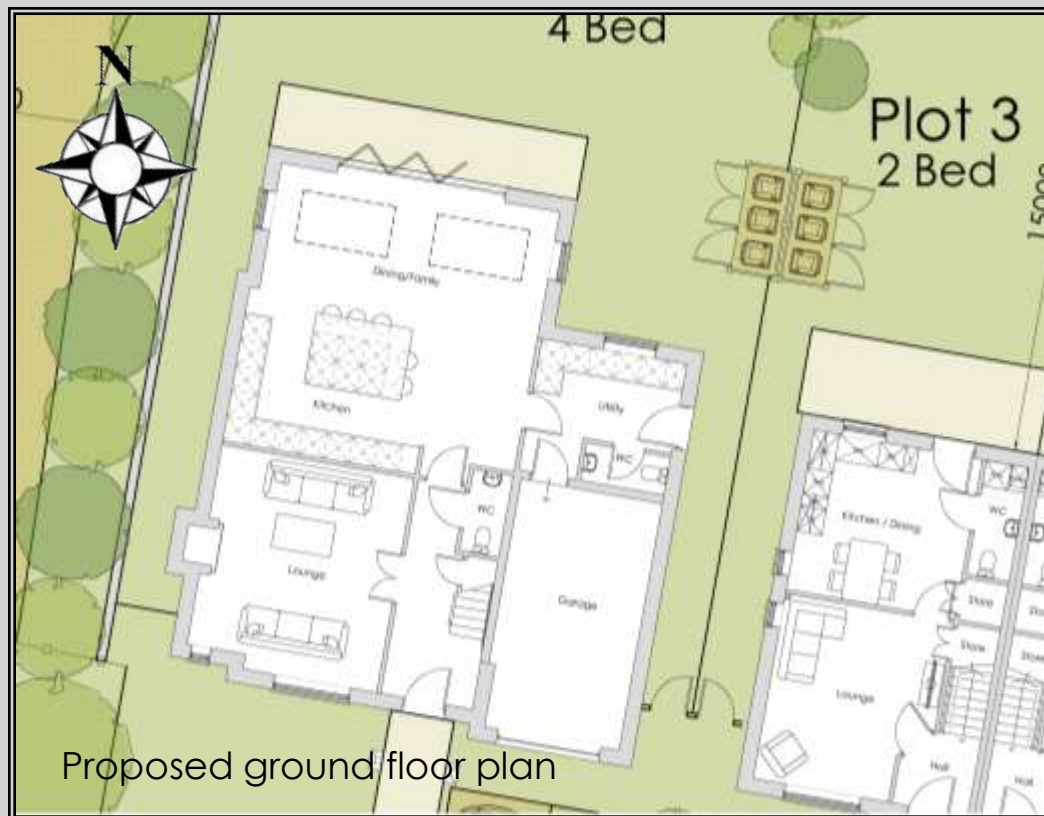
Proposed garage
*not shown in correct location

Proposed first floor plan

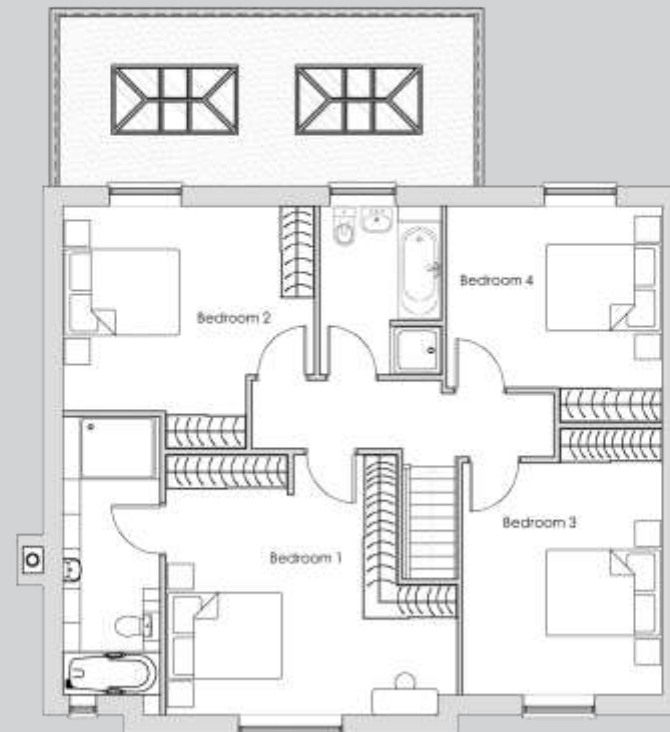
Proposed Plot Two



Proposed elevations



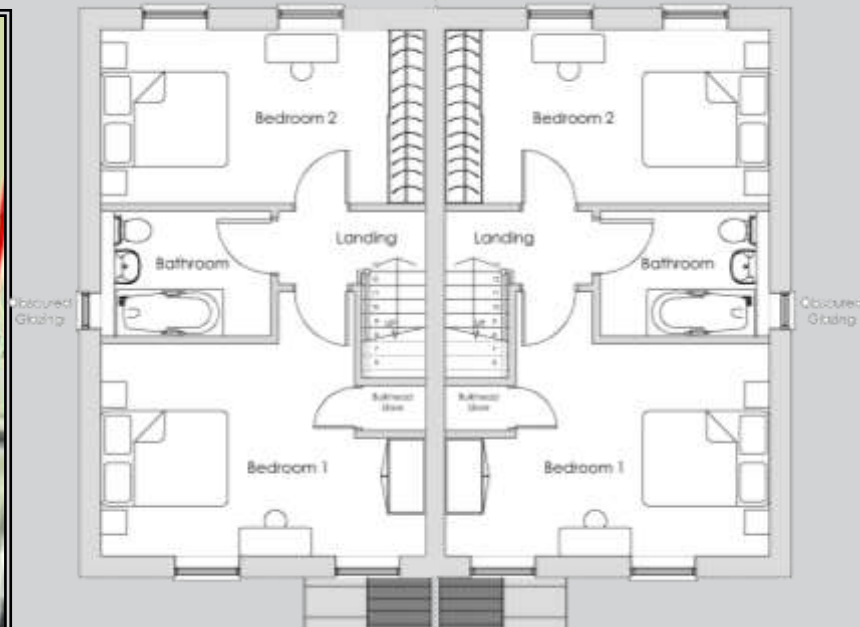
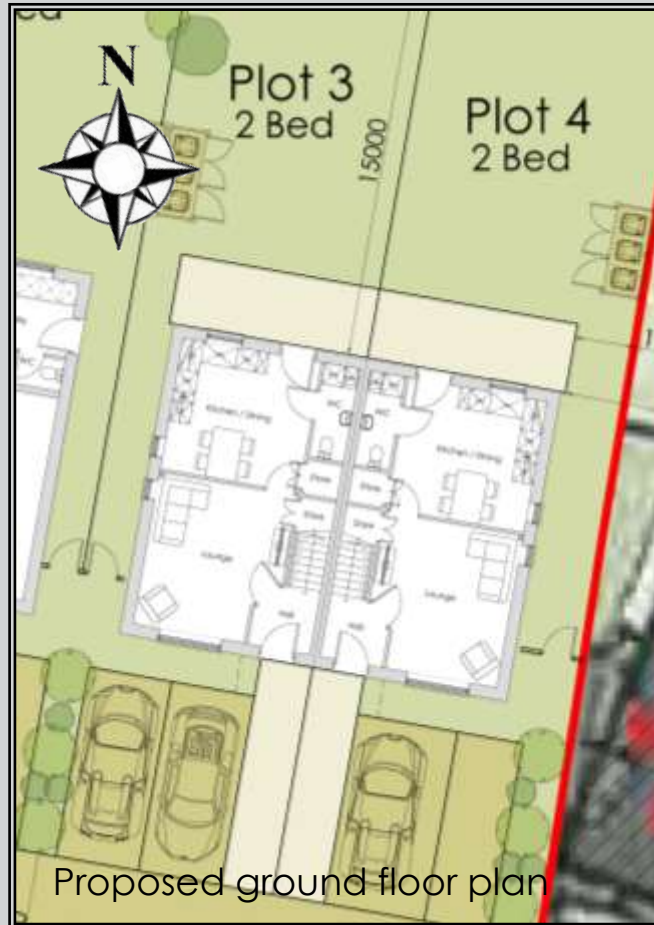
Proposed ground floor plan



Proposed first floor plan

Proposed Plots Three & Four

Proposed elevations



Proposed first floor plan

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Measurements 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.

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