

Proposed Plots 10 & 11  
CGI for indicative purposes only

JAMES  
SELLICKS

## DEVELOPMENT OPPORTUNITY

STATION STREET, KIBWORTH BEAUCHAMP, LEICESTERSHIRE

Sales • Lettings • Surveys • Mortgages

CGI for indicative purposes only



Plan for indicative purposes only.

**Development Opportunity at**  
Station Street, Kibworth Beauchamp,  
Leicestershire

An extremely rare and exciting opportunity to acquire a development site with planning permission granted, in this popular south-east Leicestershire village. Designed by Clarity Property, the experienced team who redeveloped the popular Rose Yard and Crown House in Kibworth Harcourt, a scheme of this size, and within this location represents a rare opportunity.

11 proposed plots in total | Planning permission granted, ref: 22/00814/FUL | 5, 1 bedroom apartments | 4, 2 bedroom apartments | 1, 4 bedroom detached dwelling | 1, 3 bedroom detached dwelling | Popular village location | Excellent local amenities |

**ACCOMMODATION**

The scheme sees the former property demolished to facilitate access. The planning permission allows two new buildings, one housing 4 apartments and the other 5, with each apartment having its own allocated parking. To the north of the site are two detached dwellings, one with three bedrooms and one with four.

**PLANNING PERMISSION**

A draft S106 has already been agreed with HDC/LCC. There is no affordable housing and a S106 contribution of £9,366 is being sought. Planning reference 22/00814/FUL, [www.harborough.gov.uk](http://www.harborough.gov.uk)

**PLEASE NOTE**

We as agents do not have information relating to the approximate build/conservation 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.

**LOCATION**

Kibworth is a hugely popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants, and public houses as well as convenient access to popular schooling in both the state and private sectors. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green. Both Leicester and Market Harborough provide mainline access to London, the latter in just under an hour.

**DIRECTIONAL NOTE**

From Market Harborough town centre, proceed north along the A6 towards Leicester. Upon entering the village along the A6, turn left into New Road continuing under the bridge to the mini roundabout. Take the second exit onto Station Road, where the site may be found on the left hand side as indicated by our for sale board.



**Existing rear elevation**



Proposed Flats 5-9



Proposed Plots 10 & 11



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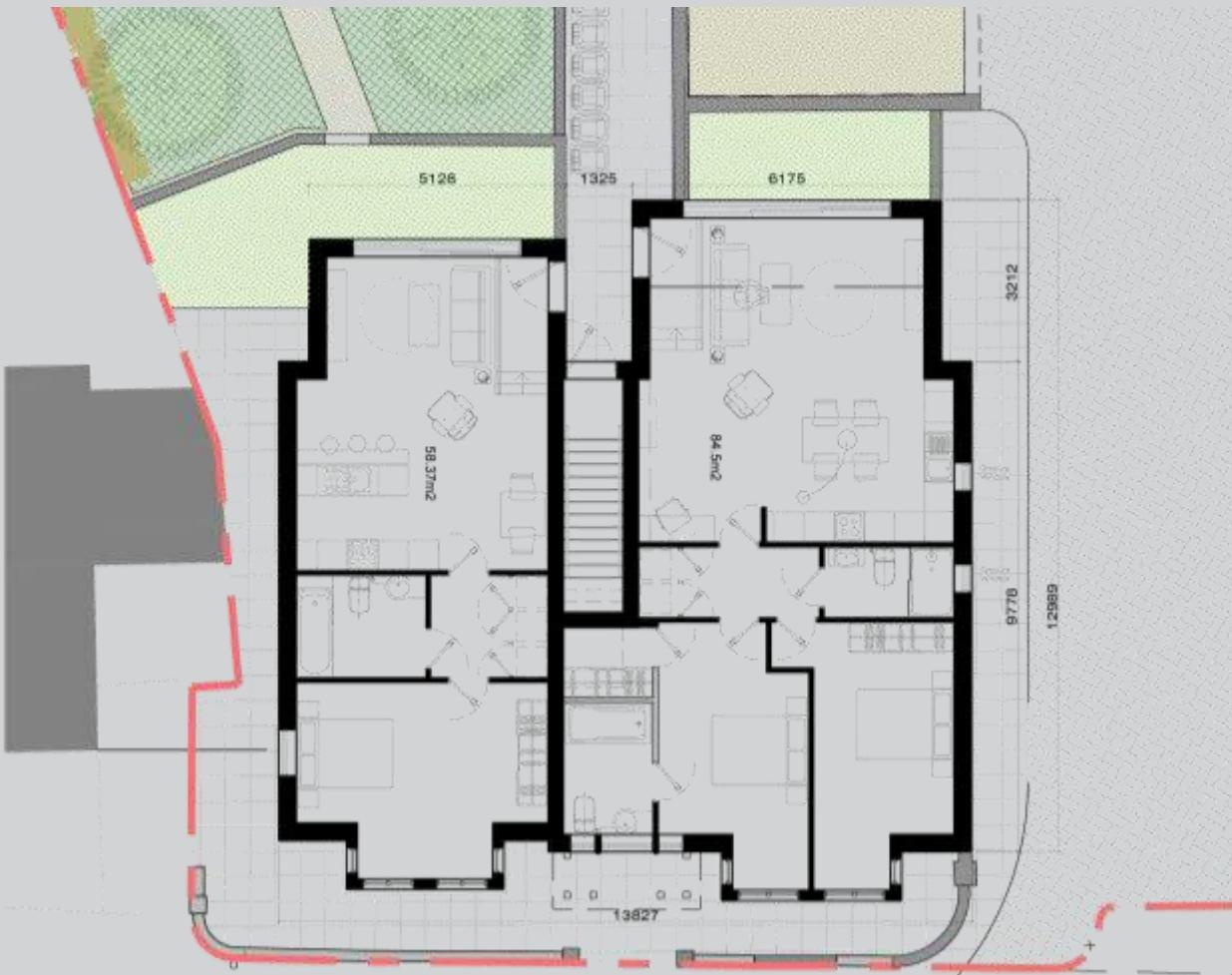
Proposed Plots 5 - 9



Proposed approach

## School Walk





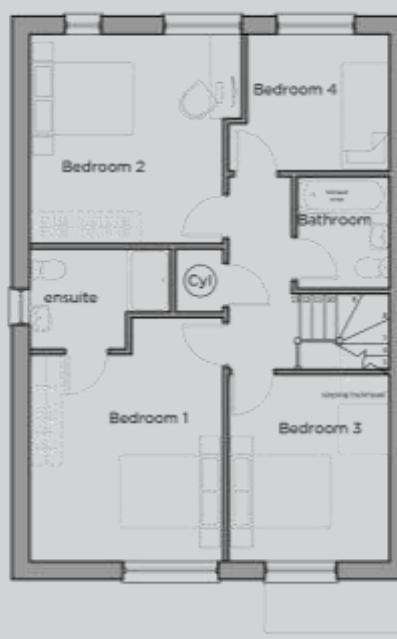
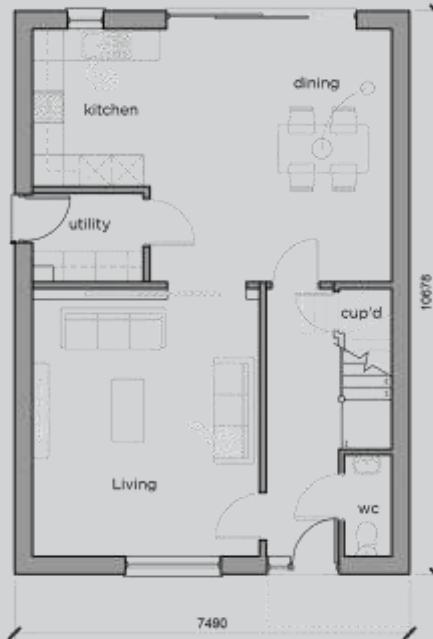
### Proposed Plots 1 - 4

	Beds	GIA/Sq.M (Approx.)	GIA/Sq. Ft (Approx.)	Parking
<b>Plot 1</b>	2	84.5	909.55	2
<b>Plot 2</b>	1	58.4	628.61	1
<b>Plot 3</b>	2	70.2	755.62	2
<b>Plot 4</b>	1	50	538.19	1



## Proposed Plots 5 - 9

	<b>Beds</b>	<b>GIA/Sq.M (Approx.)</b>	<b>GIA/Sq. Ft (Approx.)</b>	<b>Parking</b>
<b>Plot 5</b>	2	73.1	786.84	2
<b>Plot 6</b>	2	70.3	756.7	2
<b>Plot 7</b>	1	53.5	575.86	1
<b>Plot 8</b>	1	51.1	550.03	1
<b>Plot 9</b>	1	53.5	575.86	1



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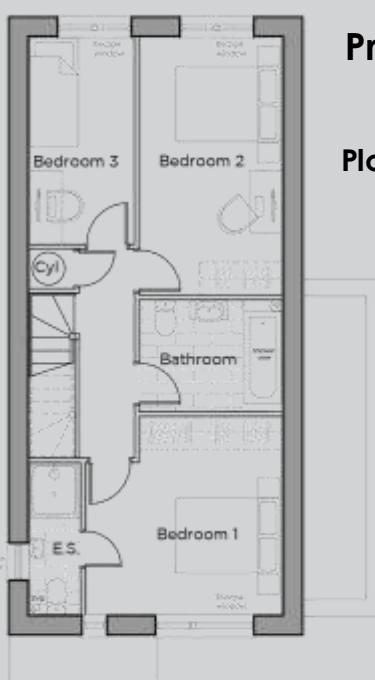
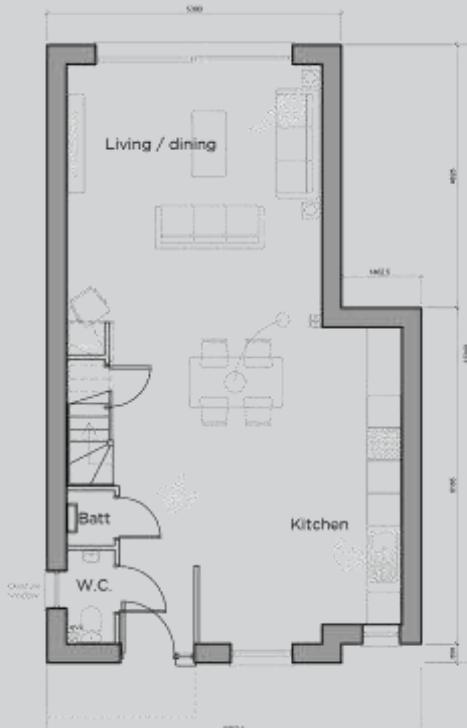


[www.jamessellicks.com](http://www.jamessellicks.com)



## Proposed Plot 10

	Beds	GIA/Sq.M (Approx.)	GIA/Sq. Ft (Approx.)	Parking
Plot 10	4	136	1463.89	4



## Proposed Plot 11

	Beds	GIA/Sq.M (Approx.)	GIA/Sq. Ft (Approx.)	Parking
Plot 11	3	107.6	1158.19	3

### Important Notice

James Sellicks 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 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.

### 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.