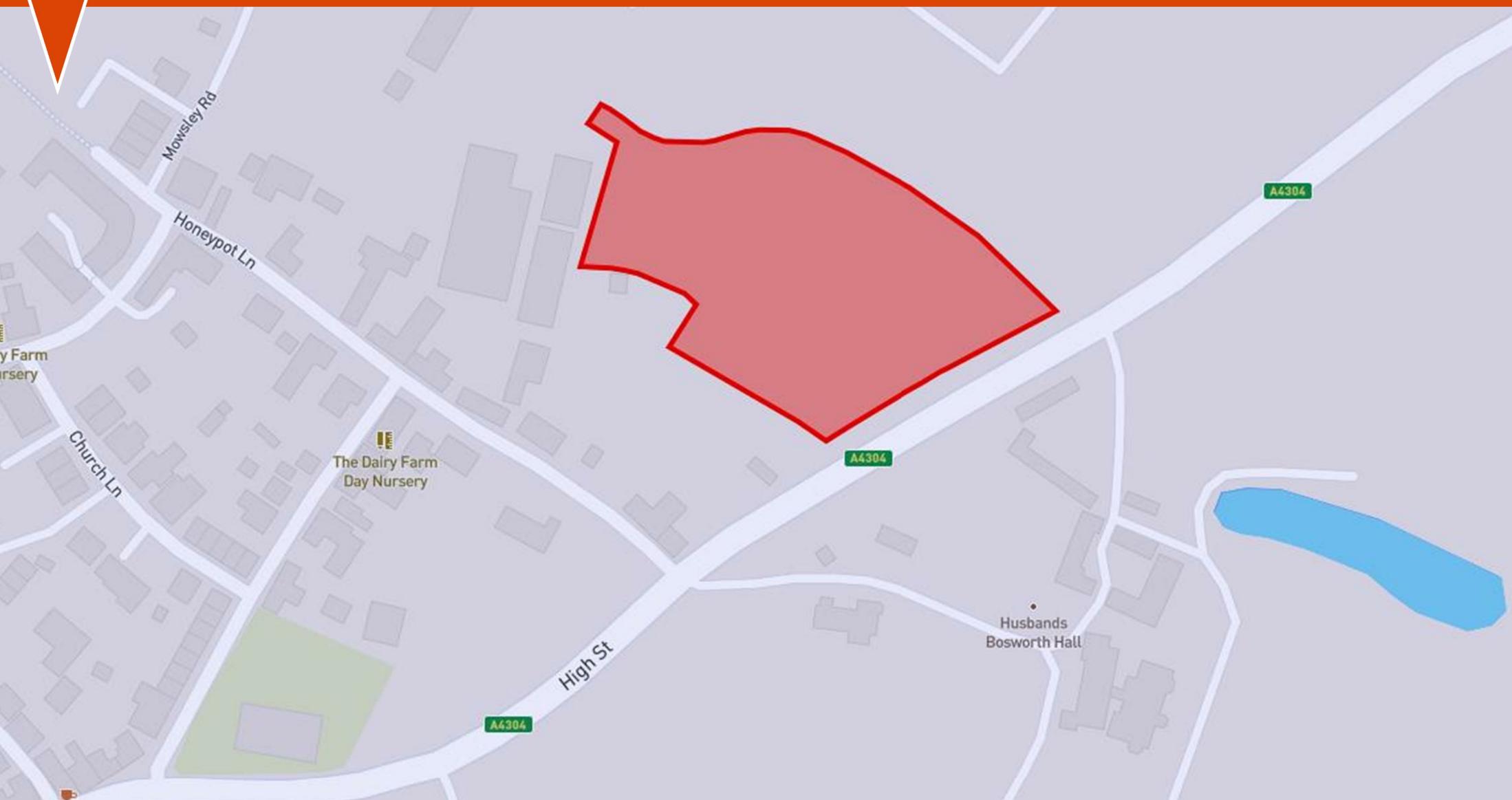




# READINGS

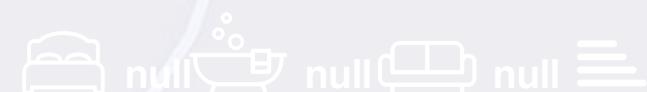
[www.readingspropertygroup.com](http://www.readingspropertygroup.com)



The Catering Corner

Adj Honeypot Farm, Honeypot Lane  
Husbands Bosworth, Lutterworth, LE17 6LY

**Offers In The Region Of £1,100,000**



## Adj Honeypot Farm, Husbands Bosworth, Lutterworth, LE17 6LV

A rare development opportunity in this sought after village to purchase land of approximately 2.24 acres/0.90 hectares with outline planning permission for 9 dwellings including a new access and public open space.

The site offers access to public transport and services. Bosworth Hall lies to the south of the site, Honeypot Farm lies to the west of the site and agricultural land and buildings lie to the north and east. The site will be accessed by a new vehicular and pedestrian entrance off Theddingworth Road, the A4304.

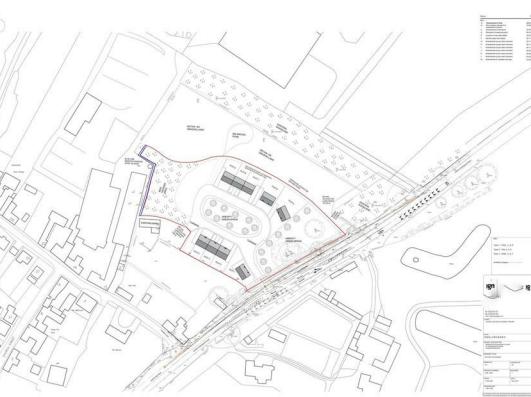
The site is offered for sale on a freehold basis, Title number LT522196.

Outline planning permission has been granted for a scheme comprising  
3 x town houses  
3 x terrace bungalows  
3 x detached houses

All relevant plans and documents can be viewed on Harborough District Councils planning portal using Planning Reference number 18/00056/OUT.

### Tenure

The site is offered to the market on a freehold basis, with vacant possession on legal completion. The site is held under title number LT522196.



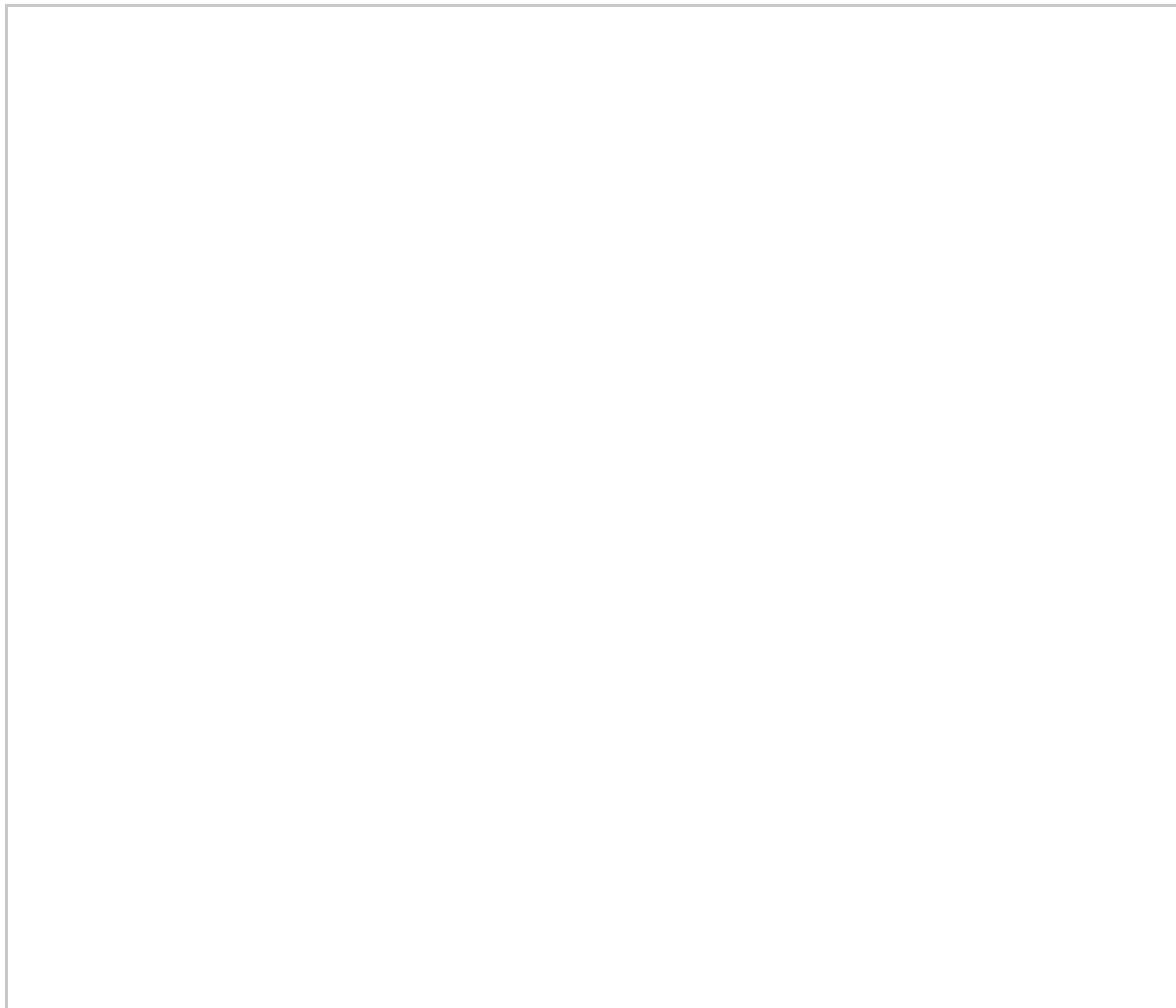
**Planning**

Outline planning permission has been granted for 9 dwellings. Relevant plans and documents can be viewed on Harborough District Councils planning portal using Planning Reference number 18/00056/OUT

**Location**

Husbands Bosworth is a large, attractive village in the Harborough district of South Leicestershire. The site is extremely well located on the eastern side of Husbands Bosworth with the site's southern boundary formed by Theddingworth Road, the A4304, which provides access to Lutterworth (6 miles to the west and Market Harborough (6 miles to the east). The A5199 Leicester to Northampton road also crosses the village from north to south. Access to the M1 motorway (junction 20) is 6 miles, and access to the A14 east/west link road is 5 miles. The village is a designated conservation area and this bounds the site on its western and southern sides. The conservation area includes St Mary's Catholic Church and Bosworth Hall of which the site is directly opposite

## Floor Plan



## Area Map



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	