

DEVELOPMENT OPPORTUNITY



Burnthorn, 2 Peckleton Road,
Kirkby Mallory,
Leics, LE9 7QH



£525,000

GENERAL

It is rare for a small development site in such a prime position, to come to market, with the potential to build TWO exceptional contemporary properties. Burnthorn, which extends to approximately 0.37 acres, is located on the edge of Kirkby Mallory with far reaching country views.

Outline planning permission has recently been secured for up to two dwellings. It is expected that the properties will be one and half storey dormer bungalows with floor areas potentially up to 3000 sq ft (size and scale of properties to be agreed with the local authority) given the nature of other local properties. There is a real opportunity for the purchaser to individualise to their own design.

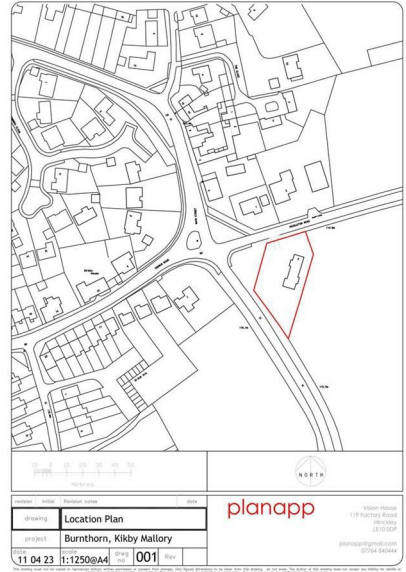
However, there is also considerable potential to renovate and modernize the existing bungalow.



from this drawing, do not scale.
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Boundaries are shown for indicative purposes only, all boundaries are to be confirmed by the legal owner.



AWARDED TO 2 DWELLINGS 03.10.23
 REVISED DRAWING
 Issue:
 Author: ghd/emma
 H Davenport
 Project:
 Burnthorn, Peckleton Lane
 Kirkby Mallory
 Title:
Indicative Site Plan
 Version: 01/2023
 119 Peckleton Road
 Kirkby Mallory
 LE12 9DP
 planapp@gmail.com
 01753 642444
 Issue: 01/2023



LOCATION

The village of Kirkby Mallory has a village shop and restaurant at Mallory Park. Kirkby Mallory is set in some of West Leicestershire's finest countryside and there are some superb walks in the area. It is also well located for access to the motorway network. There is a train station in nearby Hinckley and there are International airports at both Birmingham and Nottingham East Midlands. Market Bosworth is nearby and is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and there is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to excellent primary and secondary schools and one of the area's leading private schools, the Dixie Grammar. There is a thriving community with a variety of sports clubs including rugby, football and bowls.

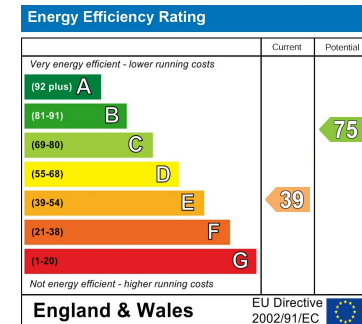
PLANNING

Outline planning consent REF 23/00384/OUT "outline planning permission for up to two residential dwellings" (following demolition of existing bungalow access only) was granted on 4th October 2023. As part of the planning submission, indicative drawings were submitted, which suggest two very substantial dwellings. The purchaser will be responsible for securing detailed planning approval and complying with any conditions imposed within the consent.

A considerable amount of background work has already been carried out to include a topographical survey, a bat survey, design and access statement and roost assessment report. A copy of the planning permission is available from Fox Country Properties or can be viewed on the Hinckley and Bosworth council website.

THE EXISTING BUNGALOW

The existing bungalow is a property of considerable merit and as an alternative to implementing the consent, there is potential to modernise and possibly extend the existing property. For reference the accommodation briefly includes a sitting room (18' x 18'), garden room (12'3" x 11'9"), dining room/snug (14' x 12'), kitchen (11'10" x 10'4") bedroom one (11'3" x 11'1"), bedroom two (12'5" x 12') bathroom and Single garage.







FLOORPLAN FOR EXISTING BUNGALOW



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