



JAMES
SELLICKS

27 DALBY AVENUE, BUSHBY, LEICESTERSHIRE LE7 9RE

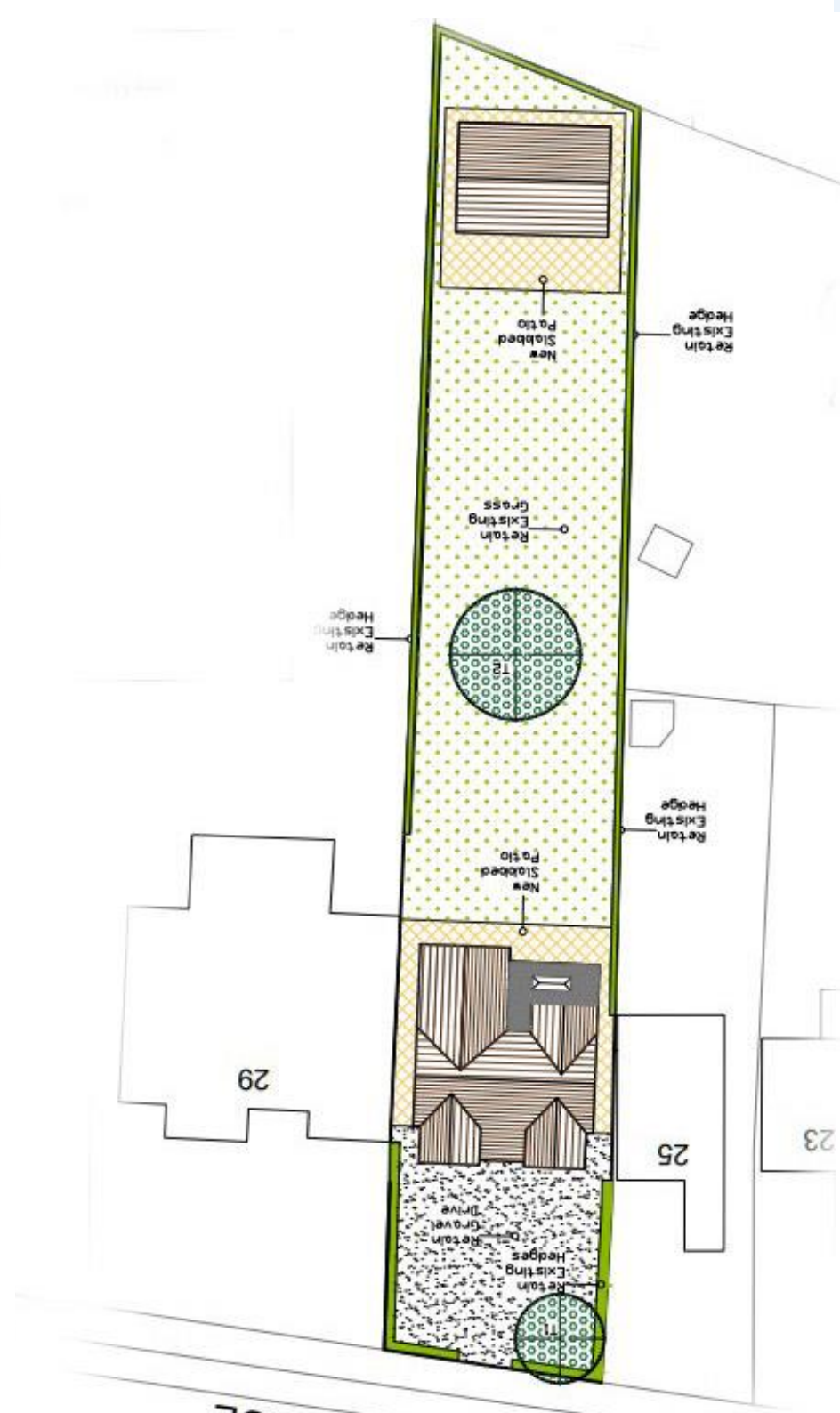
DETACHED BUNGALOW ON A PLOT OF APPROX 0.36 ACRES
PLANNING PERMISSION FOR A 2-STOREY DETACHED HOUSE WITH HOME OFFICE

OFFERS IN EXCESS OF : £750,000



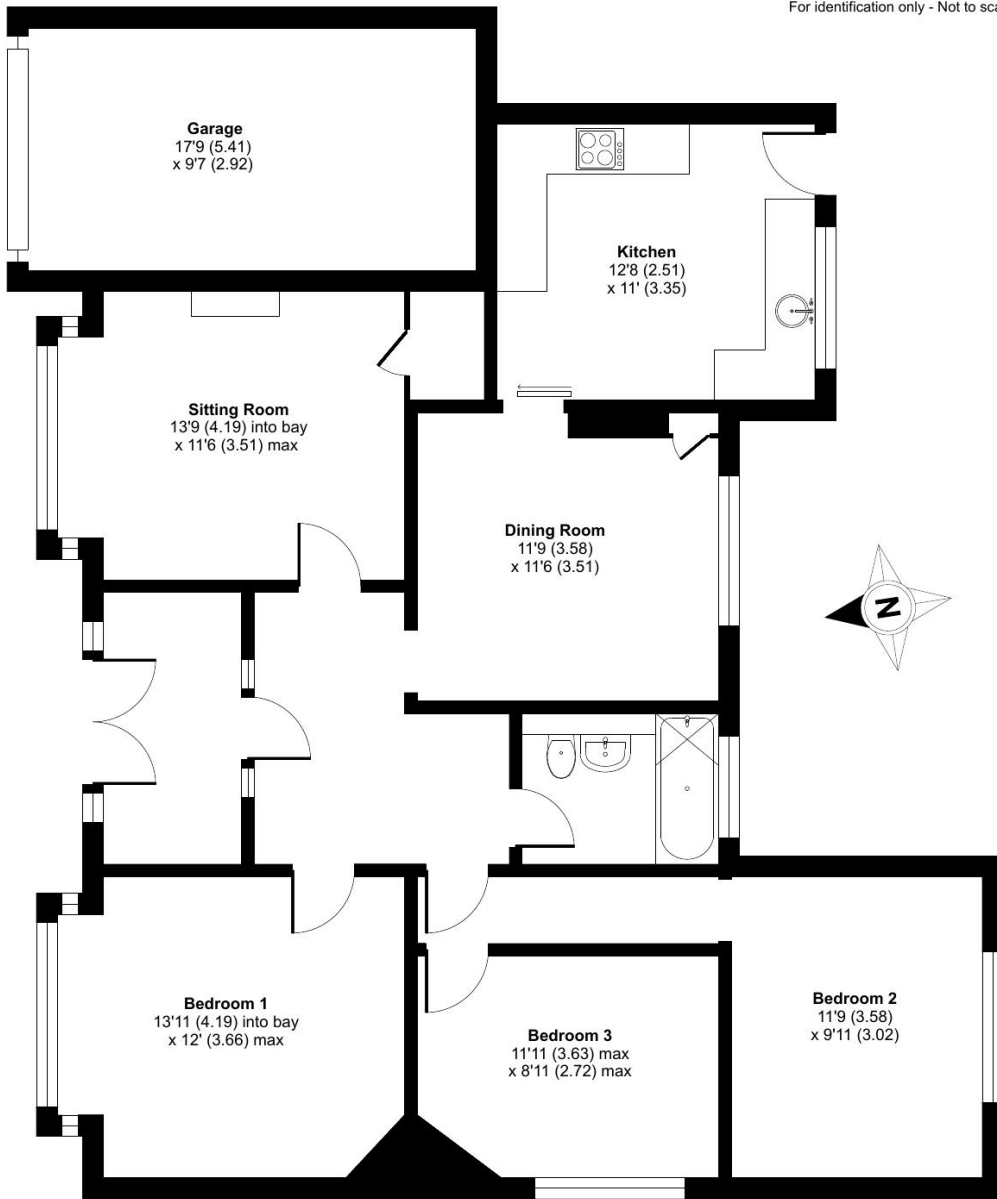
A stunning plot of approximately 0.36 acres, currently occupied by a detached bungalow, and having planning permission granted for demolition and development of a substantial, two-storey property with a single storey home office/gym to the rear of the plot.

Harborough District Planning Application Number 23/00778/FUL.



Dalby Avenue, Bushby, Leicester, LE7

Approximate Area = 1122 sq ft / 104.2 sq m
 Garage = 172 sq ft / 15.9 sq m
 Total = 1294 sq ft / 120.1 sq m
 For identification only - Not to scale

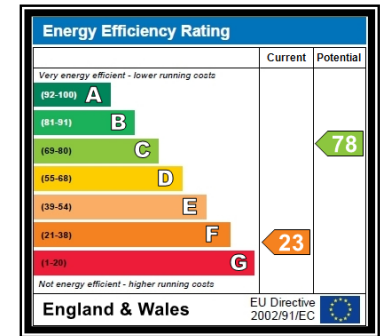


GROUND FLOOR

Current Accommodation

Porch • entrance hall • sitting room • dining room • kitchen • three bedrooms • bathroom • large driveway • single garage • deep, lawned rear gardens • EPC - C

Local Authority: Harborough District Council
 Tax Band: E
 Tenure: Freehold





Proposed Accommodation (Planning Permission)

Entrance hall • dining room • games room • sitting room • living kitchen • four bedrooms • four en-suites • study • driveway • single garage • single-storey office/gym • lawned rear gardens • EPC – tbc

The Vendor has informed us that the approximate areas for the proposed dwelling are:

Main House = 350 sq m

Outbuilding = 88 sq m

These measurements have not been confirmed and should not be relied upon.

Location

Dalby Avenue is a tree-lined cul-de-sac located just off the A47 Uppingham Road in the popular village of Bushby, approximately five miles east of Leicester, providing convenient access into the city centre whilst being surrounded by some of Leicestershire's most attractive countryside. The village offers a public house, shop, parish church and the popular primary school of St. Luke's, filtering into the renowned Gartree and Beauchamp Colleges found at nearby Oadby.

Services: Offered to the market with all mains services and gas-fired central heating.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

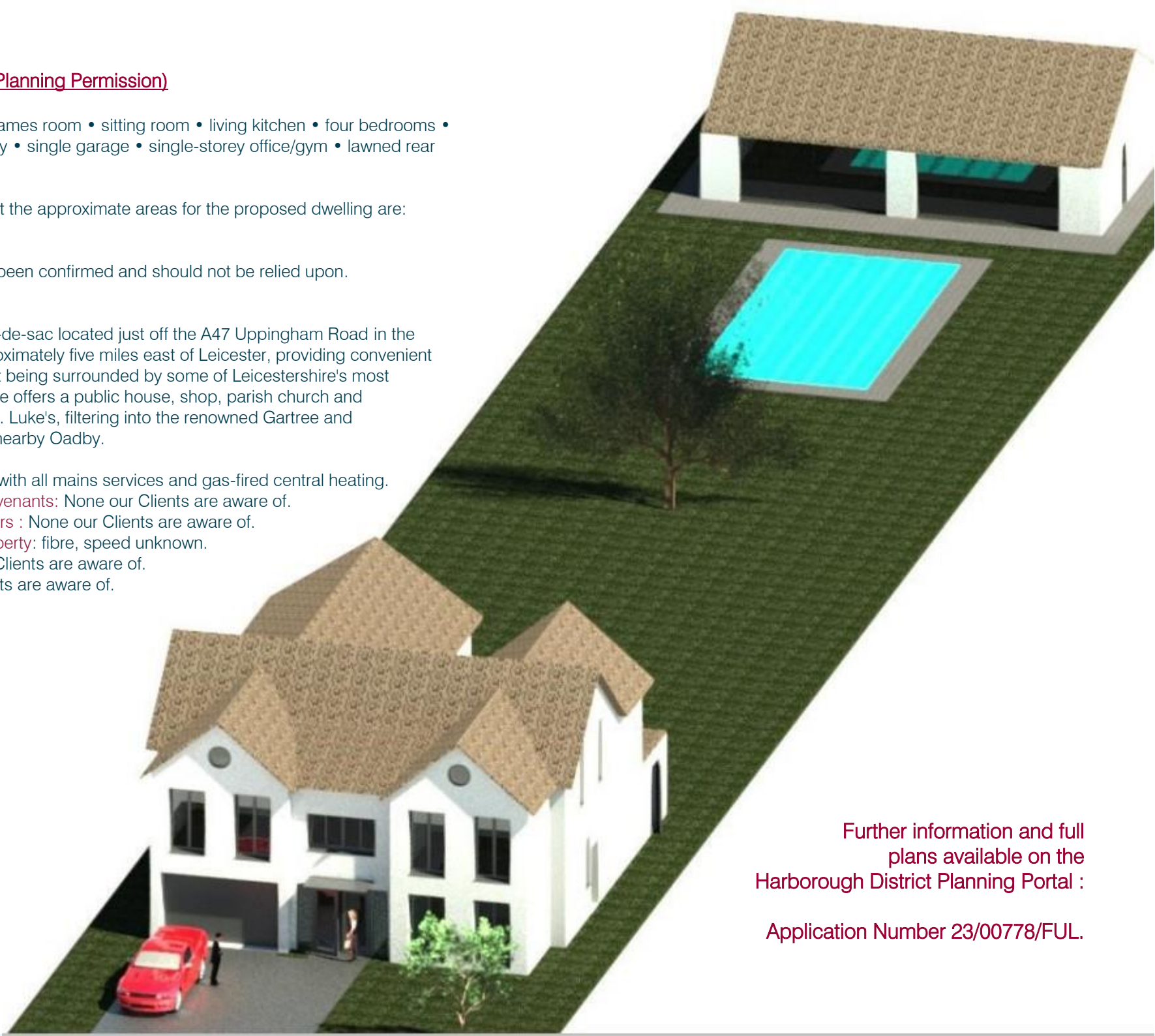
Flooding issues in the last 5 years : None our Clients are aware of.

Broadband delivered to the property: fibre, speed unknown.

Accessibility issues : None our Clients are aware of.

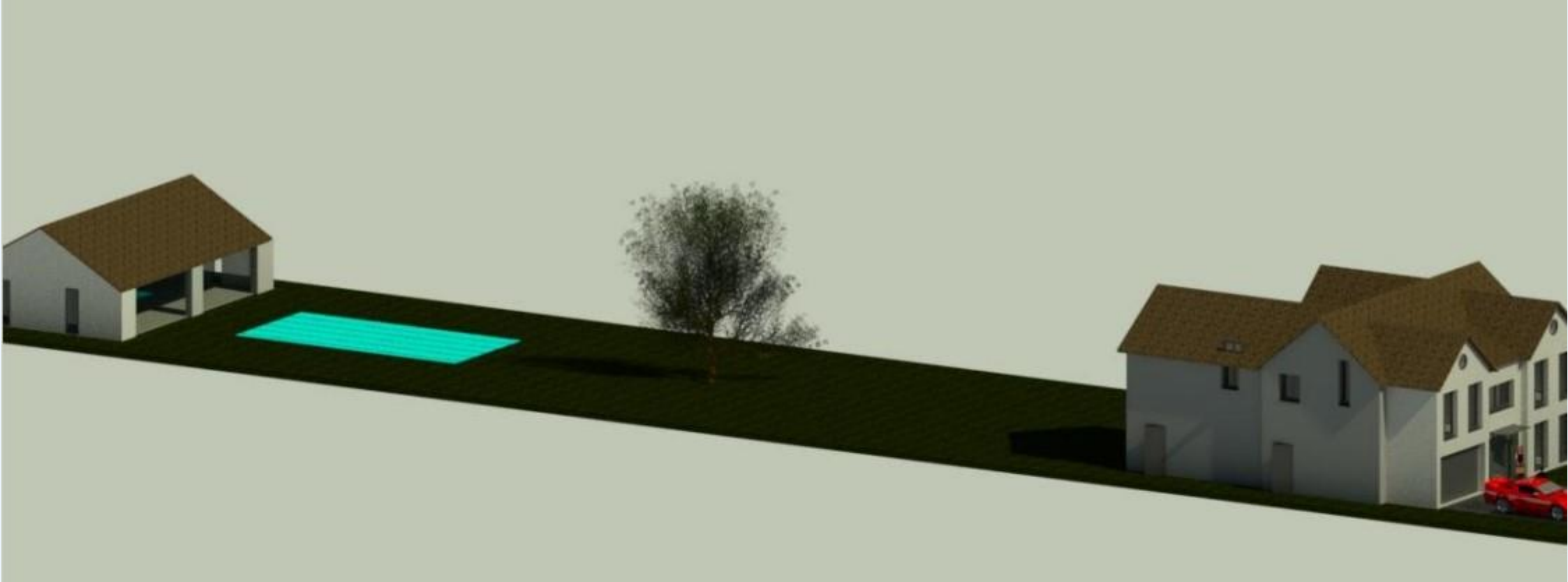
Planning issues: None our Clients are aware of.

Conservation Area: No.



Further information and full plans available on the [Harborough District Planning Portal](#) :

Application Number 23/00778/FUL.





FRONT ELEVATION 1:50



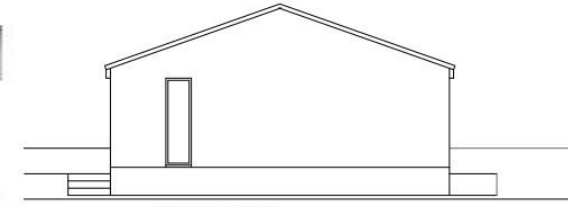
SIDE 1 ELEVATION 1:50



REAR ELEVATION 1:50



SIDE 2 ELEVATION 1:50



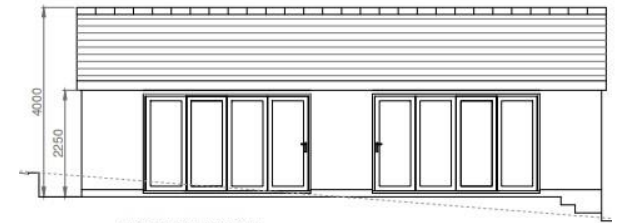
SIDE 1 ELEVATION



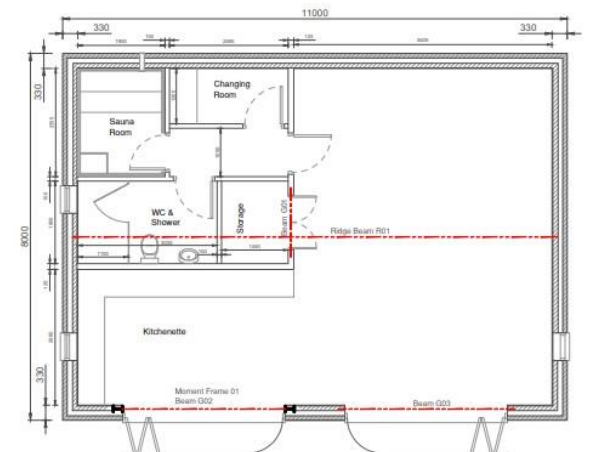
GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



FRONT ELEVATION



HOME OFFICE/GYM

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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 warrant, 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.

Measures 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.

