

JAMES  
SELICKS

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LAND TO THE REAR OF 92 STATION LANE

SCRAPTOFT, LEICESTERSHIRE LE7 9UF

GUIDE PRICE: £550,000





Situated to the rear of No. 92 Station Lane in the popular village of Scraftoft, a substantial plot with planning permission granted for the erection of 2 executive homes on a private drive. The proposed dwellings would each consist of 8 bedrooms, six bathrooms, an internal balcony, kitchen and additional spice kitchen. A Purchaser's pack is available upon request.

**Location:** Station Lane links the villages of Scraftoft and Thurnby and offers convenient access to the city centre, professional quarters and mainline railway station approximately four miles to the west. Scraftoft village itself offers a church, village store, post office and newsagent, and is close to popular schooling at nearby Oadby.

**Local Authority:** Harborough District Council. **Services:** The plot currently has foul drainage connected only.

**Planning:** Harborough District Council granted planning consent on the 6th of March 2024 for the redevelopment of the former garden of 92 Station Lane, Scraftoft.

**Harborough District Council Planning Reference Number:** 24/00016/VAC.

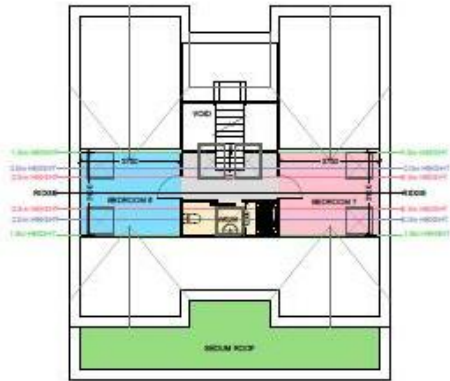
**Wayleaves, Rights of Way & Covenants:** Access rights only sold to the neighbouring property [rights of access]. Planning permission requested for two executive homes.

**Flooding issues in the last 5 years :** None known. **Conservation Area:** None.

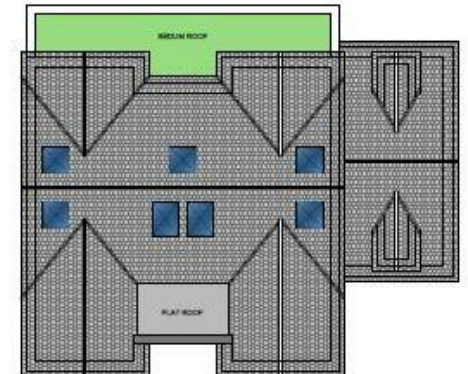
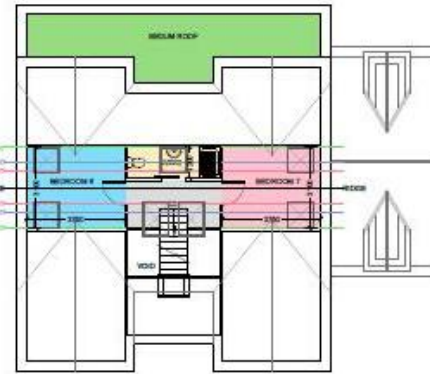
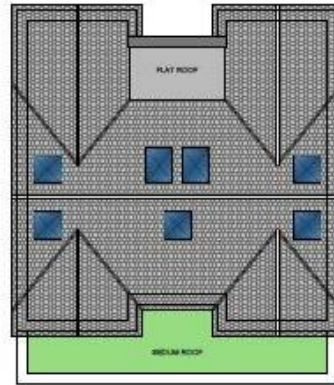




**PLOT 1 LOFT FLOOR PLAN**  
SCALE 1:100



**PLOT 1 ROOF PLAN**  
SCALE 1:100



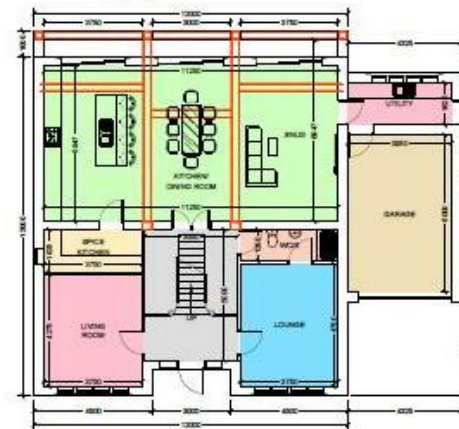
**PLOT 1 GROUND FLOOR PLAN**  
SCALE 1:100



**PLOT 1 FIRST FLOOR PLAN**  
SCALE 1:100



**PLOT 2 LOFT FLOOR PLAN**  
SCALE 1:100



**PLOT 2 LOFT ROOF PLAN**  
SCALE 1:100



**PLOT 2 GROUND FLOOR PLAN**  
SCALE 1:100



**PLOT 2 FIRST FLOOR PLAN**  
SCALE 1:100



Plot 1

(scale 1:100)

Plot 2





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#### 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.

