

Ribbon Cottage 5 Green Lane, Husbands Bosworth,



£375,000

For Sale Via Adam's & Jones Estate Agents powered by Rocket Auctions.

Auction end date and time: Thursday 9th May at 2pm.

UNIQUE DEVELOPMENT OPPORTUNITIES OF THIS NATURE ARE RARELY AVAILABLE- Situated towards the end of a quiet lane in this popular village is this period detached cottage. The property sits on a plot of approximately one third of an acre and planning permission has already been granted for a two storey extension to the front and single storey extension to the side. Large rear walled garden with further potential for re-development of the remainder of the site, subject to planning permission.

Service without compromise

Auction Details

The auction will be exclusively available online via Rocket Auctions website;

<https://www.rocketauctions.co.uk> including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'properties' tab. A 'register' button can be found on this page or by clicking into the individual listing.

- Stage 1) Register your email address, create a password and confirm your account.
- Stage 2) View the legal pack and arrange any viewings
- Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
- Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Rocket Auctions and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

Entrance Hall



Accessed via opaque leaded double glazed front door. Quarry tiled flooring. Double glazed window. Exposed period timber ceiling beam. Wall light. Stairs rising to the first floor. Radiator. Doors to rooms.

Lounge 14'1" x 11'2" (4.29m x 3.40m)



Double glazed window and further sash window. Feature recessed open brick constructed fireplace. Exposed heavy timbers. Four wall lights. Radiator.

Kitchen/Breakfast Room 14'3" x 12'3" (4.34m x 3.73m)



Farmhouse style kitchen with sash window and glazed patio doors opening out to the garden. Fitted base unit and laminated work surface. Fitted double oven and four ring electric hob. Stainless steel one and a half sink and drainer. Two wall lights. Fitted open shelving. Radiator. Doorway to:-

(Kitchen/Breakfast Room Photo Two)



Utility 11'0" x 4'1" (3.35m x 1.24m)



Space for washing machine and tumble dryer. Window.

First floor Landing

Timber balustrade. Doors to rooms.

Bedroom One 15'8" x 15'1" (4.78m x 4.60m)



This was originally two bedrooms and could be converted back relatively easily. Dual aspect windows. Two radiators. Access to loft space. Fitted shelving.

Bedroom Two 14'6" x 9'4" (4.42m x 2.84m)



Sash window. Radiator.

(Bedroom Two Photo Two)



Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Airing cupboard housing lagged hot water tank. Complementary tiling. Radiator. Opaque double glazed window.

Outside



The total plot extends to approximately one third of an acre and is currently uncultivated and enclosed by a combination of high brick wall, fencing and hedging with secure gated access. Planning permission has been granted for a two storey extension to the front of the house and a further single storey extension to the side (plans attached). Bearing in mind the size and nature of the site we believe there is scope for further development, subject to planning permission.

Garage

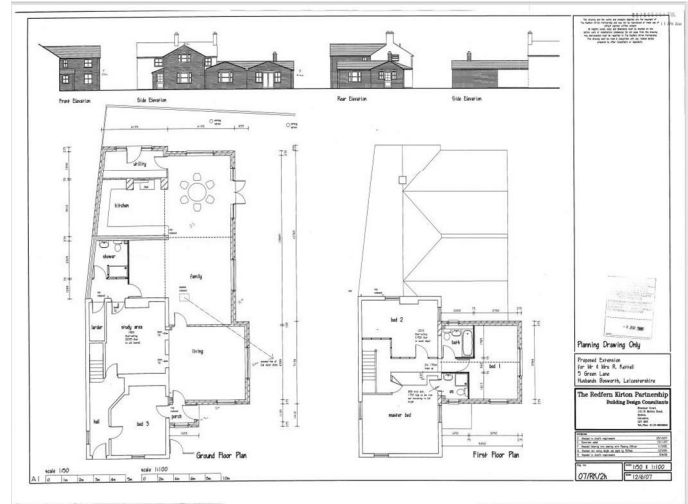


Brick constructed double garage with two up and over doors.

(Rear Aspect Photo)



Current Proposed Development



Planning Notice Page 1

Part I - Particulars of application

Date of application: 11th April 2008 Application number: 08/00505/FUL

Particulars and location of development:

Erection of two storey and single storey extension to side (revised scheme of 07/01034/FUL), 5 Green Lane, Husbands Bosworth, Leicestershire, LE17 6LD.

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Harborough District Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Statement of reason for grant of Planning Permission (Article 22 of the Town and Country Planning (General Development Procedure) Order 1995

In the opinion of the District Planning Authority, the development hereby approved, by virtue of its design, size and positioning, would not adversely affect the amenity of local residents, nor result in a sub-standard level of off street parking, nor an unacceptable reduction in open space around the dwelling and would be subordinate to the main dwelling and of harmonious design, form and materials. Furthermore, it is considered that the development would not have an adverse effect upon the character and appearance of the Conservation Area, develop any open spaces or vistas important to the Conservation Area, and it enhances the Conservation Area. The proposal is therefore considered to comply with Policies HS/12 and EV/11 of the Harborough District Local Plan and no other material considerations indicate that the policies of the development plan should not prevail.

Conditions

1. The development hereby permitted shall be begun within three years from the date of this permission.
2. The materials to be used in constructing the external surfaces of the proposed extension hereby permitted shall match those of the existing building.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE OF THIS FORM

Planning Notice Pages 2 & 3

08/00505/FUL - Erection of two storey and single storey extension to side (revised scheme of 07/01034/FUL), 5 Green Lane, Husbands Bosworth, Leicestershire.

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order, permission shall be required from the District Planning Authority for the insertion of any additional window, door, rooflight or other opening.

Reasons

- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 and to enable the District Planning Authority to review the position at the end of this period.
- To ensure a satisfactory external appearance and to ensure compliance with Policies IN/1, EV/11 and HS/12
- To safeguard the privacy and living conditions of adjoining residents and to ensure compliance with Policies IN/1 and HS/12 of the Harborough District Local Plan.

Notes to Applicant

- You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Harborough District Council (Tel. Market Harborough (01858) 821090).
- The applicant is reminded that bats and owls may be using the buildings as a nesting place. Both species are protected under the Wildlife and Countryside Act 1981. Should bats or owls, or evidence of them be present or be suspected in the buildings the applicant should contact English Nature, The Mallings, Wharf Road, Grantham, Lincs., NG 31 6BH (tel. (01476) 584800).
- If the plans deposited involve the carrying out of building work along or close to the boundary, you are advised that under the Party Wall Act 1996 you have a duty to give notice to the adjoining owner of your intentions before commencing this work.


Development Control Manager

Harborough District Council
Council Offices
Adam and Eve Street
Market Harborough
Leicestershire
LE16 7AG

Tel: (01858) 828282
Fax: (01858) 821159
DX 27317 Market Harborough
Email: planning@harborough.gov.uk

NOTES

- Please quote the application number in any communication.

2. APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Transport, Local Government and the Regions under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate, Room 501 - Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0117 372 6372. www.planning-inspectorate.gov.uk. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order in practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

3. PURCHASE NOTICES

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

4. OTHER CONSENTS

This permission relates only to the Town and Country Planning Act and does not give consent to demolish or to carry out alterations to a listed building or to demolish an unlisted building within a conservation area for which separate consent under the Planning (Listed Buildings and Conservation Areas) Act 1990 is required. Amongst other things the consent of the District Council may also be required under the Building Regulations and if the proposal affects land within the limits of the highway the separate consent of the Highway Authority will also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

5. SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS AND BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED: ACCESS AND PROVISION FOR DISABLED PERSONS

Your attention is drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970 (sections 4, 7, 8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating that provision has been made for disabled persons with the building. Your attention is also drawn to the Code of Practice B.S. 6810:1979, "Access for the Disabled to Buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS (Tel. 0171 629 9000) and (insofar as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings".

The buildings to which these requirements apply are:-

- Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick and Disabled Persons Act 1970 applies.
- Offices, Shops and Railway Premises as defined in the Offices, Shops and Railway Premises Act 1963 or premises deemed to fall within that Act.
- Factories as defined by section 175 of the Factories Act 1961.
- Educational Buildings as defined by section 298 of the Disabled Persons Act 1981.

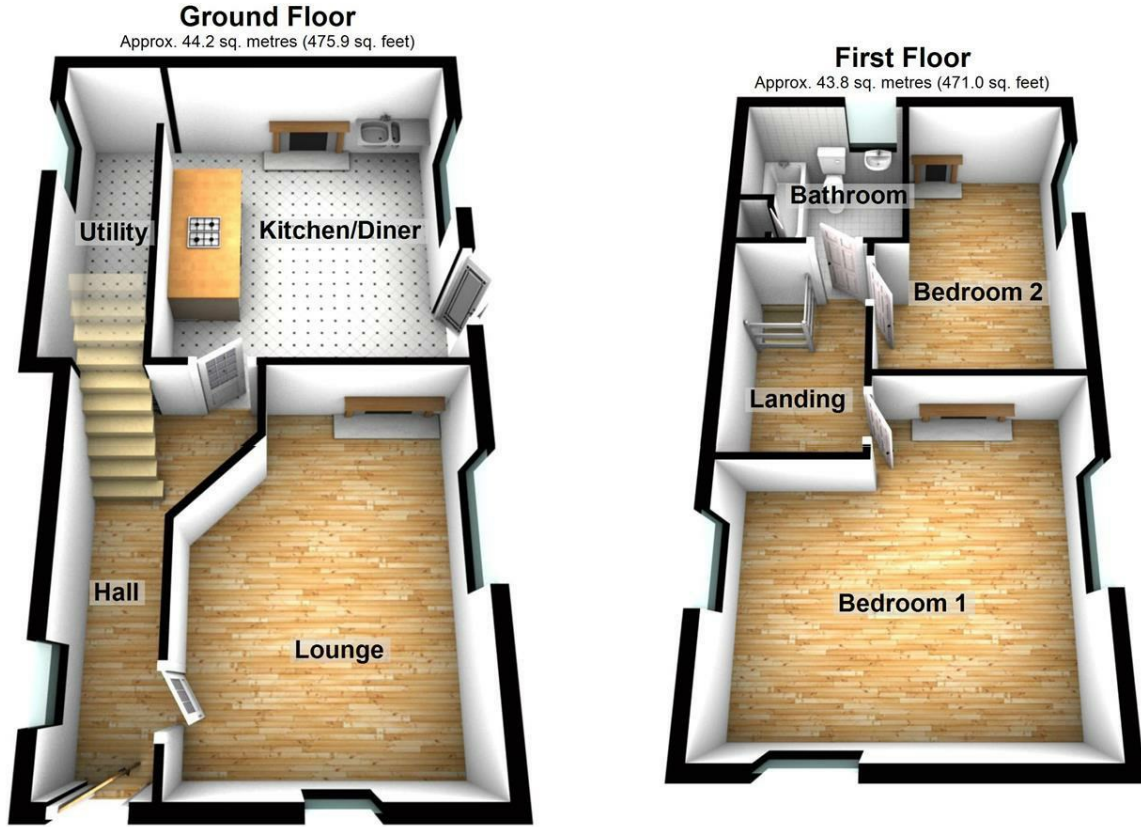
6. THE PARTY WALL ACT 1996

If the plans hereby approved involve the carrying out of building work along or close to the boundary you are advised that under the Party Wall Act 1996 you have a duty to give notice to the adjoining owner of your intentions before commencing this work.

THIS PERMISSION DOES NOT ENTITLE YOU TO DO ANYTHING FOR WHICH THE CONSENT OF SOME OTHER LANDOWNER, PERSON OR PUBLIC AUTHORITY IS REQUIRED

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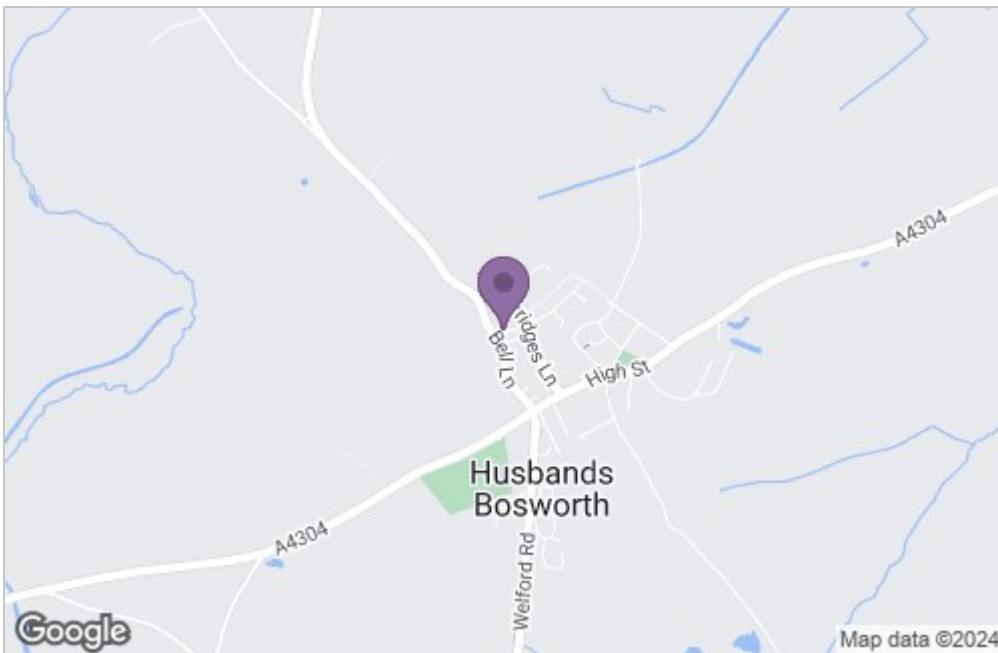
Floor Plan



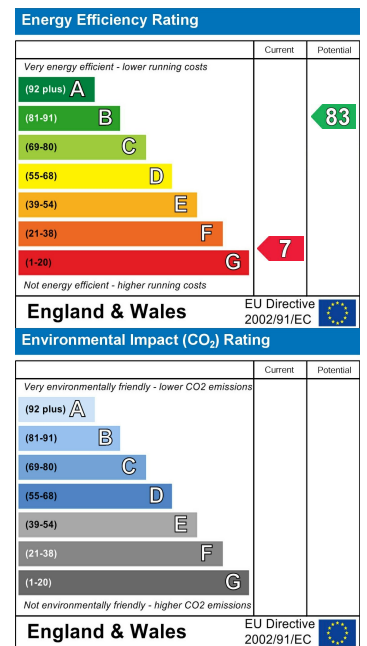
Total area: approx. 88.0 sq. metres (946.9 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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