

# Grove House, Grove Road, Burbage LE10 2AE

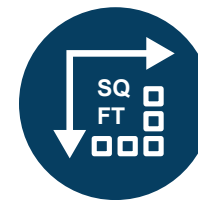
Loveitts<sup>est. 1843</sup>  
COMMERCIAL



**Family Home**  
Delightful Family Residence



**Location**  
Most favoured Burbage address



**Area**  
Grounds Extending to 1.27 Acres in total



**Planning**  
Consent for 5 new homes within grounds



**Potential**  
Possibility of further plot subject to planning



**Availability**  
For Sale by Informal Tender

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**OPENING DOORS SINCE 1843**

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## Location:

Grove House is enviably located within the highly desirable and much sought after Leicestershire village of Burbage and is situated on the very edge of the Conservation Area and within short walking distance of the heart of the village with its attendant amenities including local shops, pubs and restaurants, schools and other main amenities. The immediate area is dominated by high quality detached homes which makes Grove Road one of the most favoured addresses in the village.

The location is also particularly convenient for access to the nearby A5 trunk road and the M69 Motorway at Junction 1 (providing links to the Midlands Motorway network generally) and also for access to Hinckley town centre (which is the location of the nearest railway station) being approximately 1.5 miles distant.

## Description:

This is a truly rare opportunity to acquire a substantial double fronted inter war built 4/5 bed roomed family detached gentlemen's residence exuding real character and quality having been extended considerably from the original and offering huge potential for further extension at the rear (and also potentially into the roof void) subject to Local Authority consent.

The property which enjoys a particularly wide frontage occupies an extensive plot extending to some 1.27 acres in total with double garages at each end of the main house together with a further single garage (being accessed via a drive in drive out driveway). The property also benefits from mature gardens (encompassing patio area with outdoor pool), former tennis court land and also orchard land with a 'secret garden' beyond.

In addition the property benefits from detailed planning consent for the erection of 5 new detached dwellings within the orchard land and 'secret garden' with the former tennis court land also offering potential to develop out as a sixth plot it is suggested (subject to Local Authority consent).

Accordingly Grove House offers a whole host of exciting possibilities to appeal to an array of potential buyers including developers who would wish to make Grove House their family residence and develop out the remaining land as a project (or possibly as a site for a residential care home or similar subject to Local Authority consent).

Alternatively Grove House and its immediate garden could potentially be acquired as a separate entity and the existing development site similarly acquired separately with the former tennis court land attached to either Grove House or to the development site as a potential sixth building plot in these circumstances.

Otherwise we would note that the current approved scheme of 5 new detached dwellings consented on the old orchard and 'secret garden' (Ref 19/00743/ FUL) dated 25th October 2019 provides for the following proposed units (with potential also for further extension into the respective roof spaces subject to planning).

| PLOT              | DESCRIPTION | AREA SQ.M         | AREA SQ.FT       |
|-------------------|-------------|-------------------|------------------|
| 1                 | 3 BEDROOMS  | 89.00 sqm         | 958 sqft         |
| 2                 | 4 BEDROOMS  | 125.80 sqm        | 1354 sqft        |
| 3                 | 4 BEDROOMS  | 137.20 sqm        | 1477 sqft        |
| 4                 | 3 BEDROOMS  | 101.00 sqm        | 1086 sqft        |
| 5                 | 5 BEDROOMS  | 280.00 sqm        | 3013 sqft        |
| <b>TOTAL AREA</b> |             | <b>733.00 sqm</b> | <b>7888 sqft</b> |

In addition a current indicative drawing for a potential sixth plot on the former tennis court land provides

for a possible further new detached house of circa 404.30 sq m (4350 sq ft) overall (subject to planning).

**Please note that more comprehensive marketing particulars for Grove House, specifically detailing the existing accommodation as a family home and including additional photographs are embedded within these particulars and can be viewed by clicking on the 'Other' link within the Property Documents section at the bottom of the details.**

**Also accessible via the 'Planning Information' link is a copy of the current Planning Decision Notice for the orchard land and 'secret garden' together with plans for the currently approved scheme along with a preliminary drawing for a suggested possible 6th plot on the former tennis court land. (For information purposes only).**

**Further planning information is available on application.**

Please also note that the aerial photograph attached to these details is a historic photograph and so not an exact representation of the current position on site.

## Terms:

The property which is held under 3 titles is to be disposed of freehold with vacant possession on completion.

Specifically the property is to be disposed of by way of informal tender with offers to be invited on all or any of the following basis.

- For the whole so for Title Numbers LT371768, LT498102 and LT491986 encompassing Grove House and it's immediate garden along with the former tennis court land and the old orchard together with the 'secret garden' (the orchard and 'secret garden' representing the potential development site with detailed planning consent for 5 new detached homes).
- For Grove House and it's immediate garden (represented by Title Numbers LT371768).
- For Grove House and it's immediate garden

together with the former tennis court land (represented by Title Numbers LT371768 and LT498102).

- For the orchard land and 'secret garden' comprising the existing development site (represented by Title Number LT491986).
- For the orchard land, the 'secret garden' and the former tennis court land (represented by Title Numbers LT491986 and LT498102).

However as a qualification to the various options provided for above it should be noted that the vendors are intending to retain a small strip of land along the south western boundary with the neighbouring Carlton House property.

**Otherwise it should be noted that TENDERS in a prescribed format are to be submitted to the offices of Loveitts at 29 Warwick Row, Coventry CV1 1DY (Ref: JRP) by 12 Noon on Friday 17th September 2021. Further details are available on application.**

## Property Documents:

Location Plan: [Click here](#)  
House Particulars: [Click here](#)  
Property Plan: [Click here](#)  
EPC: [Click here](#)  
Title Plans: [Click here](#)  
Planning Decision Notice: [Click here](#)  
New Home Drawings: [Click here](#)  
Gallery: [Click here](#)

## Viewing Arrangements:

Strictly accompanied on pre booked open days to be confirmed.  
Loveitts 024 7622 8111 (Option 2)  
commercial@loveitts.co.uk

