



RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE PLANNING

CONSENT FOR 5 DETACHED DWELLINGS TOGETHER WITH DETACHED 4 BEDROOMED DORMER BUNGALOW

89 BARKBY ROAD | SYSTON | LEICESTERSHIRE | LE7 2AH



Description:

The site comprises of land which at present consists of the residential property known as 89 Barkby Road, Syston and the land to its rear which benefits from an outline planning consent for 5 dwellings.

Location:

What3Words location –design.ties.surely

The site is located close to the centre of the Leicestershire village of Syston. Syston is a popular village just north of Leicester with a good range of local amenities and is well positioned to commute to Leicester.

Accommodation:

89, Barkby Road Syston is a detached dormer style bungalow. It is the agent's view that the property may need some updating.

The accommodation can be summarised as follows:

Ground Floor:

Entrance Hall with Staircase to First Floor:

Lounge: 23ft 3" x 11ft 7"

Kitchen/Diner: 19ft 10" x 12ft 8"

Conservatory: 26ft 7" x 7ft 6"

Utility Room off Conservatory: - 9ft 1" x 8ft 5"

Wet Room: - 7ft 9" x 4ft 6"

Bedroom One: - 10ft 7" x 10ft 1"

Bedroom Two: - 10ft 9" x 10ft 7"

Family Bathrooms: - With shower cubicle,panelled bath,low-flush W.C and pedestal wash basin

W.C: - Separate flush W.C with pedestal wash basin

First Floor:

Landing /Office:

Bedroom Three: - 10ft 1" x 10ft 4" (with restricted head room)

Bedroom Four: - 10ft 10" x 10ft 5" (with restricted head room)

Outside:

Porch attached, and single Garage which is to be demolished as part of the planning permission implementation. To the front of the property is off road car parking.

Planning:

The site benefits from outline planning permission granted by Charnwood Borough Council on the 19th January 2022, Application Reference : P/20/1856/2 "Erection of 5 dwellings and associated development (Outline - access only to be considered)" A copy of the planning permission is available for inspection at our office by appointment only.

All potential purchasers must satisfy themselves as to the planning permission granted, and any amendments (if any) they may wish to make to the planning consent.

Remarks and Stipulations:**Tenure and Possession:**

The property is being sold freehold with possession being given upon completion of purchase.

Method of Sale:

The property is being offered for sale by private treaty.

Services:

It is understood that mains water, electric and drainage are connected to the property.Potential purchasers must satisfy themselves as to the exact location and adequacy of the required services and any additional services which may be required for the development.

Authorities:

Local – Charnwood Borough Council – **01509 263151**

County Council – Leicestershire County Council – **01162 323232**

Disputes:

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedules, Plans or Interpretation of any of them, the matter shall be referred to an Arbitrator to be appointed by the Vendors' Agent. The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendors' Agent will be responsible for defining boundaries or the ownership thereof.

Wayleaves, Easements and Right of Way:

The property is sold with the benefit of all wayleaves, easements and rights of way, whether mentioned or not.

Removal of Garage and Porch:

The purchaser will be responsible for any demolition associated with the planning consent together with the planning consent together with the disposal of any associated waste which may be present at the property.

Plans and Particulars:

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Further enquiries and viewings:

For further information and an appointment to view, please contact Richard Newey on 0116 2814931.

Offers invited in the Region Of:

£775,000.

Photographs dated: July 2023

Particulars dated: October 2023

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

IMPORTANT NOTICES: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Brown & Co in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Brown & Co nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.



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