



Highcroft Road, Oadby, Leicester, LE2 4RS



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

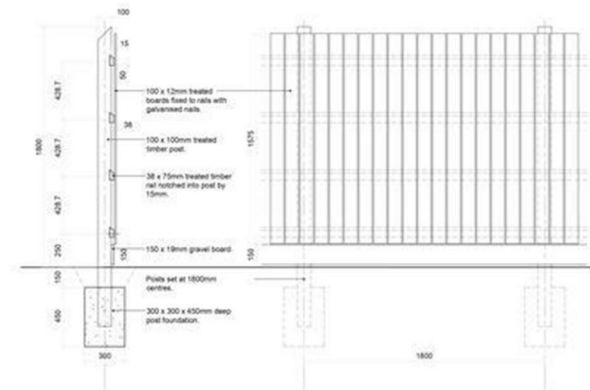
Property Description

A substantial building plot with planning approved for a 5 bedroom family home compromising 0.259 acres, situated in a convenient and popular position on the fringes of Oadby.

The land is situated at the end of a cul-de-sac, within the ward of Oadby Woodlands and close to the popular village of Great Glen. The land is within close proximity of the popular Oadby Schools of Beauchamp and Gartree, which are less than 1 mile to the South, and Leicester Grammar School to the East.

Planning consent was granted by Oadby & Wigston Borough Council on the 22nd February 2022 for the redevelopment of former vacant garden, with a subsequent approved planning application 23/00111/VAC for a variation of condition No. 4 of approval 22/00072/FUL to allow for an increase of the first floor by 1.75m so the first floor and ground floor are aligned.

Approximate location of badger sett. Refer to Preliminary Ecological Appraisal



Oadby and Wigston Borough Council

Town and Country Planning Act

APPROVED

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The main contractor must not scale off the drawing for the purposes of ordering materials or unauthorised components, use figured dimensions only. All dimensions and levels to be checked on site by main contractor before passing any orders.

This drawing is to be used in conjunction with all relevant consultant and specialist drawings and documentation. Any discrepancies or variations MUST be notified to the author.

Consultants:

Notes:

Rev	Date	Revision Note	Drawn
C	Mar/23	Extend bedroom 1 over GF with other minor internal changes	RN
B	June/22	Omission of post 2 and amended design to remaining plot & siting	RN



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Client Name:
Mr H. Dilton

Project Title:
Proposed for a single detached dwelling with off road parking and landscaping

Project Address:
Land off High Croft Road
Oadby
Leicestershire

Drawing Title:
Proposed Location, Block Plan & Site Plan with Boundary Treatment

Drawn:
RDRN

Date:
March 2023

Scale @ A1:
1:200/100

Status:
PLANNING

Checked By:
RN

Project Ref:
9685

Drawing No:
L.10

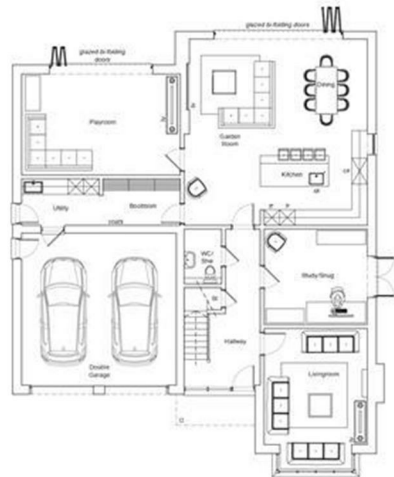
Rev:
C



Key Features

- SUBSTANTIAL BUILDING PLOT WITH PLANNING
- PLANNING PERMISSION FOR 5 BEDROOM HOME
- APPROX 0.259 ACRES
- DESIRABLE AND SOUGHT AFTER LOCATION
- CUL-DE-SAC
- APPLICATION NO. 22/00072/FUL

**Offers In Excess Of
£300,000**



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100



Plot 1 South East Elevation
Scale 1:100



Plot 1 North West Elevation
Scale 1:100



Plot 1 South West Elevation
Scale 1:100

Scale 1:100



Plot 1 North East Elevation
Scale 1:100

- Materials:
1. Roof 1 - Concrete Tile, Brindle/Brown
 2. Walls 1 - Render
 3. Walls 2 - Buff Facing Brickwork
 4. High Performance uPVC/Composite Windows & Doors

The main contractor must not scale off the drawing for the purposes of ordering materials or prefabricated components: use figured dimensions only. All dimensions and levels to be checked on site by main contractor before placing any orders.

The drawing is to be read in conjunction with all relevant contractual and specialist drawings and documentation. Any discrepancies or variations MUST be notified to the architect.

Comments:

Notes:

1. The Architectural drawings have been prepared using existing / survey drawings supplied by others and as such Leaf Architecture & Design Ltd accept no liability for errors due to the inaccuracy of those drawings.
2. All architectural drawings are to be read in conjunction with Structural Engineers drawings and calculations to ensure that all structural elements are incorporated. Any discrepancies are to be notified to the architect / structural engineer.
3. All internal finishes and fittings including all benches for kitchens and bathrooms etc. and the specification of the appliances to be used is the responsibility of the client / interior designer. Any benches on these drawings are for indicative purposes only.
4. The Contractor is to provide test holes to expose existing foundations and notify the Structural Engineer to determine the suitability of the existing conditions.
5. The Contractor is to notify the local authority building control department at an appropriate time at all relevant stages of construction to carry out the necessary inspections.
6. The Contractor is to carry out his own inspection to satisfy himself of the existing building conditions and to ensure that all the necessary building work can be identified and quantified prior to the commencement of the works.
7. Where materials and components are specified, these can be substituted with similar approved materials subject to the substituted item being of equal or improved performance.

CDM Hazard Identification

Includes a residual risk as a warning

1. Working at height and proximity to scaffolds, contractor to provide safety anchors where required
2. Large areas of glass. Where glass walls are used (20kg/m²) appropriate lifting methods / devices to be used in accordance with normal building operation regulations 1992 and contractor to provide method statements where required.
3. Demolition of existing internal walls - Contractor to provide method statements for areas of demolition works.

C	Mar'22	Extend bedroom 1 over GF with other minor external changes.	R/N
B	June'22	Omission of plot 2 and amended design to remaining plot & siting	R/N
A	Feb'22	Addition of badge fence and amendment to plot 1 design.	R/N

Rev: Date: Revision: Issue: Drawn:



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Client Name:
Mr H. Dutton

Project Title:
Proposed for a single detached dwelling with off road parking & landscaping

Project Address:
Land off High Croft Road
Oadby
Leicestershire

Drawing Title:
Proposed Floor Plans & Elevations

Drawn: RDRN Date: March 2023 Scale @: All 1:100

Checked By: R/N

Project Ref: 9885 Drawing No: L.11 Rev: C

Oadby and Wigston Borough Council
Town and Country Planning Act
APPROVED

BUILDING PLOT

BUILDING PLOT

To view this property please contact our Leicester (AG) office on 0116 242 9922



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