



Station Lane, Scraftoft, Leicester, LE7 9UF



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





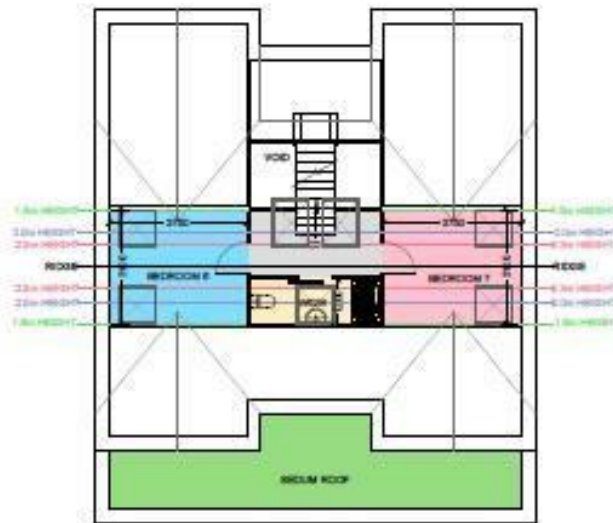
Key Features

- Rare opportunity To Purchase A Substantial Building Plot With Planning
- Harborough District Council Planning Ref: 24/00016/VAC
- Planning Permission for 2 Executive Homes On A Private Drive
- Each Property Has Planning For 8 Bedrooms and A Separate Dressing Room
- Each Property Has Planning For 6 Bathrooms
- Located In The Picturesque Village Of Scraptoft, Leicester

£625,000

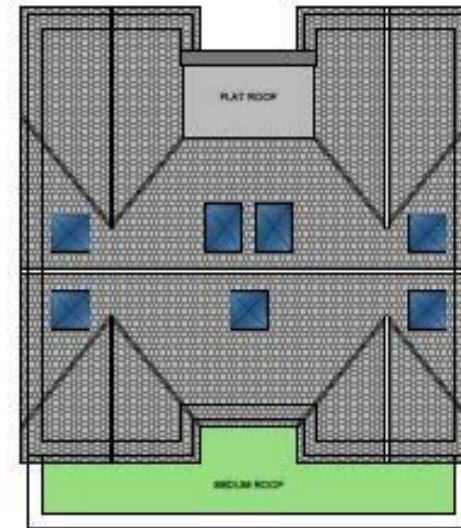
PLOT 1 LOFT FLOOR PLAN

SCALE 1:100



PLOT 1 ROOF PLAN

SCALE 1:100



PLOT 1 GROUND FLOOR PLAN

SCALE 1:100



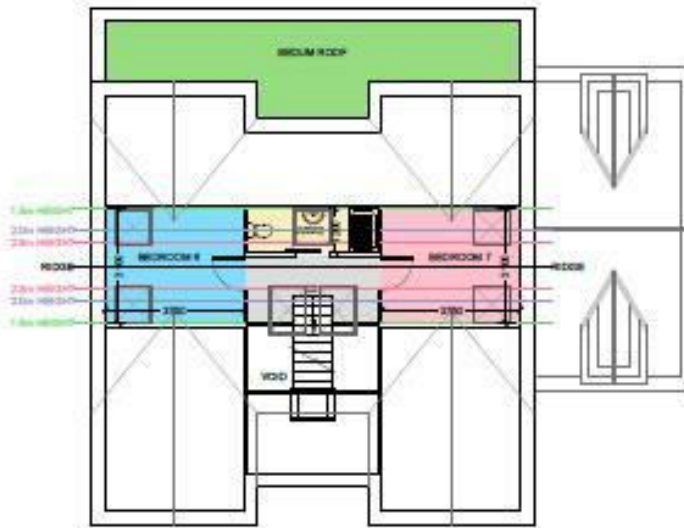
PLOT 1 FIRST FLOOR PLAN

SCALE 1:100



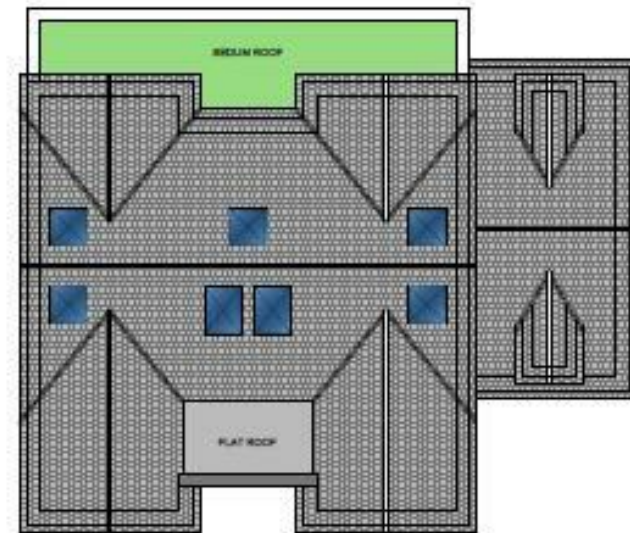
PLOT 1 BLOCK PLANS (SCALE 1:100)





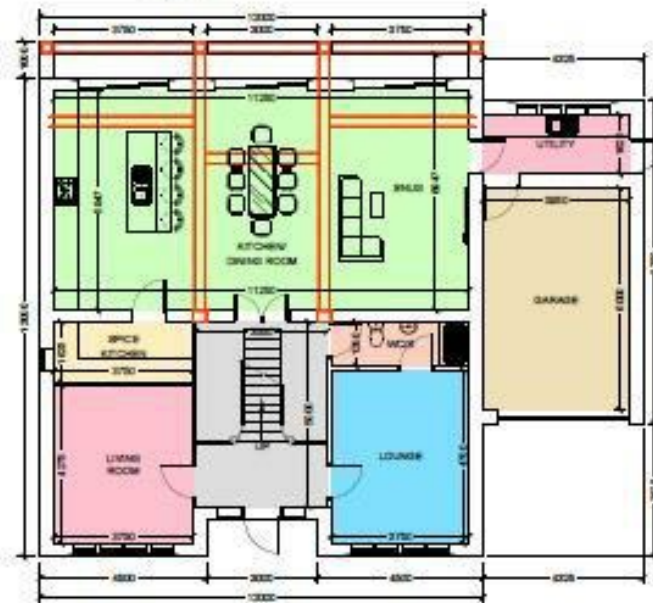
PLOT 2 LOFT FLOOR PLAN

SCALE 1:100



PLOT 2 LOFT ROOF PLAN

SCALE 1:100



PLOT 2 GROUND FLOOR PLAN

SCALE 1:100

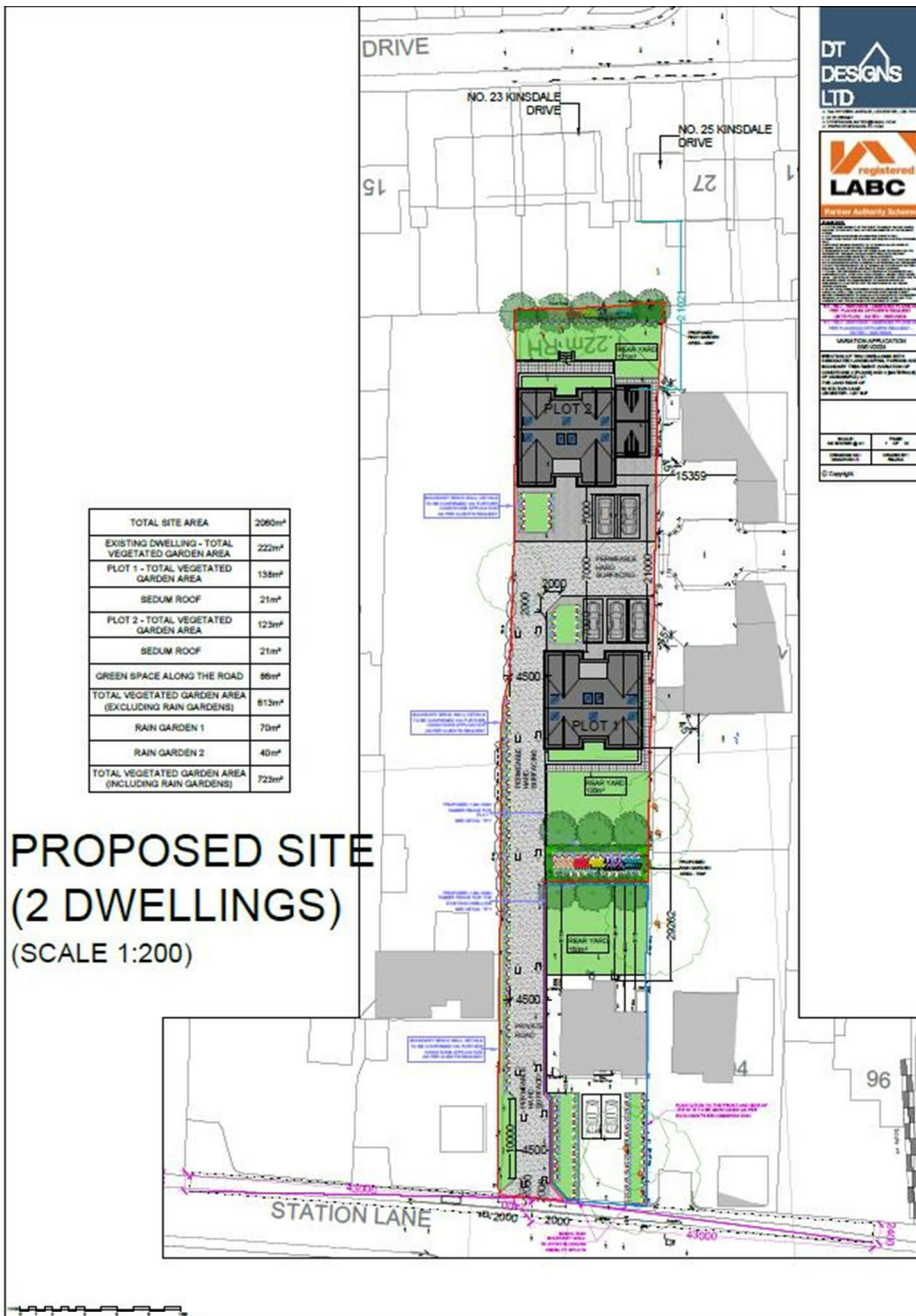


PLOT 2 FIRST FLOOR PLAN

SCALE 1:100

PLOT 2 BLOCK PLANS (SCALE 1:100)





PLANNING

Harborough District Council granted planning consent on the 6th of March 2024 for the redevelopment of former garden.

Details of this application can be found at:

<https://pa.oadby-wigston.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRLXPAMB0E500>

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, any easements, wayleaves or rights of way that may affect the property or not.

VIEWINGS

All viewings should be arranged through Andrew Granger & Co. Interested parties may view this site from the road. To view the site formally, please contact the selling agents.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a free valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

To view this property please contact our Leicester (AG) office on 01162 429922



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