

BUILDING PLOT

Land adj to 32a The Heights, Market Harborough, LE16 8BQ



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

Property Description

A rare opportunity to acquire a single building plot with planning permission to erect a detached dwelling, occupying a corner position within a highly sought after residential area south east of the thriving town of Market Harborough.



STREET VIEW ELEVATION FROM NORTH



Key Features

- Single building plot
- Corner position
- Approximately 0.05 hectares (0.1235 acres)
- Planning consent for a detached dwelling and garage
- Gross internal floor area in excess of 2,000 sq ft
- 2 reception rooms and dining kitchen
- 4 bedrooms and 2 bath/shower rooms
- Sought-after residential area
- Nearby schools, shops, supermarkets
- Rail links to London St Pancras

Price Guide
£250,000

LOCATION

The plot occupies a corner position located off The Heights on the fringes of Little Bowden, handy for nearby local schools, the railway station with links to London St Pancras and nearby shopping and supermarket facilities. There are also pubs and restaurants within Little Bowden, and the town centre has a wealth of shopping and supermarkets, bars, restaurants, cafes and a theatre. A leisure centre is located to the south of town.

PLANNING

The site benefits from full planning permission granted on 8th October 2021 (reference 21/01373/FUL), for the erection of a dwelling and garage, and creation of access.

PROPOSED DWELLING

With a gross internal floor area in excess of 2,000 sq ft, the proposed design by Mark Winklewski Associates is in keeping with surrounding properties, and includes on the ground floor two reception rooms, an open plan dining/kitchen with utility room, store and separate cloakroom/wc off the reception hall. On the upper floor off a galleried landing is the main bedroom with en-suite shower room, three further well proportioned bedrooms and family bathroom. Also proposed is a detached garage with up and over door to front and parking.

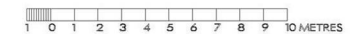
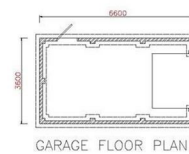
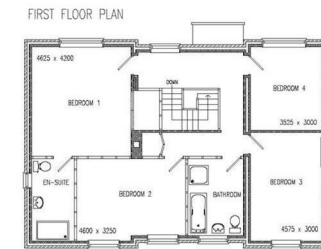
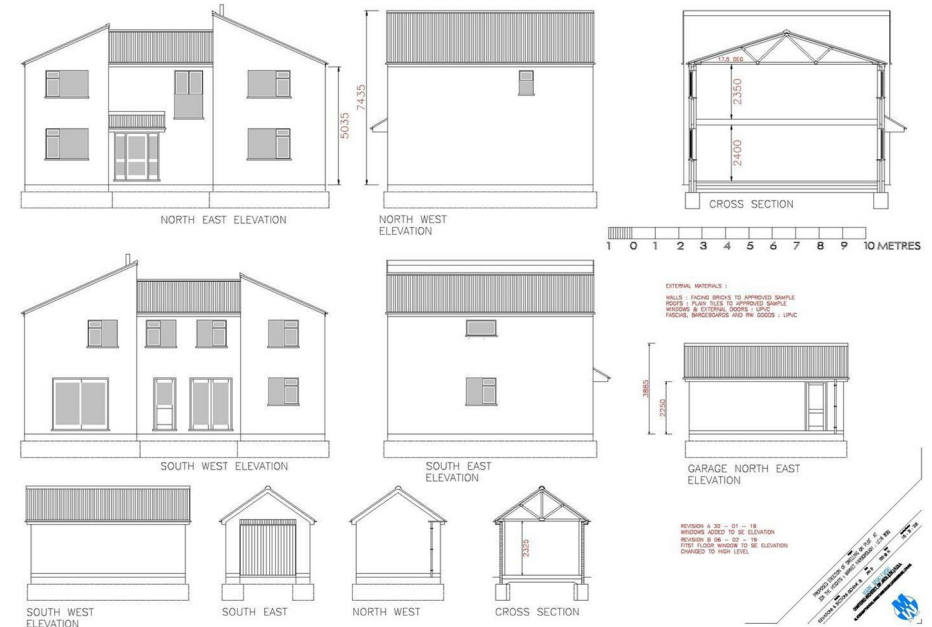
The site occupies a corner position extending to approximately 0.05 hectares (0.1235 acres), and currently has a mainly hedged frontage to the roadway.

PLANS

The proposed layout plans, elevations and site plans are provided for guidance purposes only, and are not to scale.

WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY

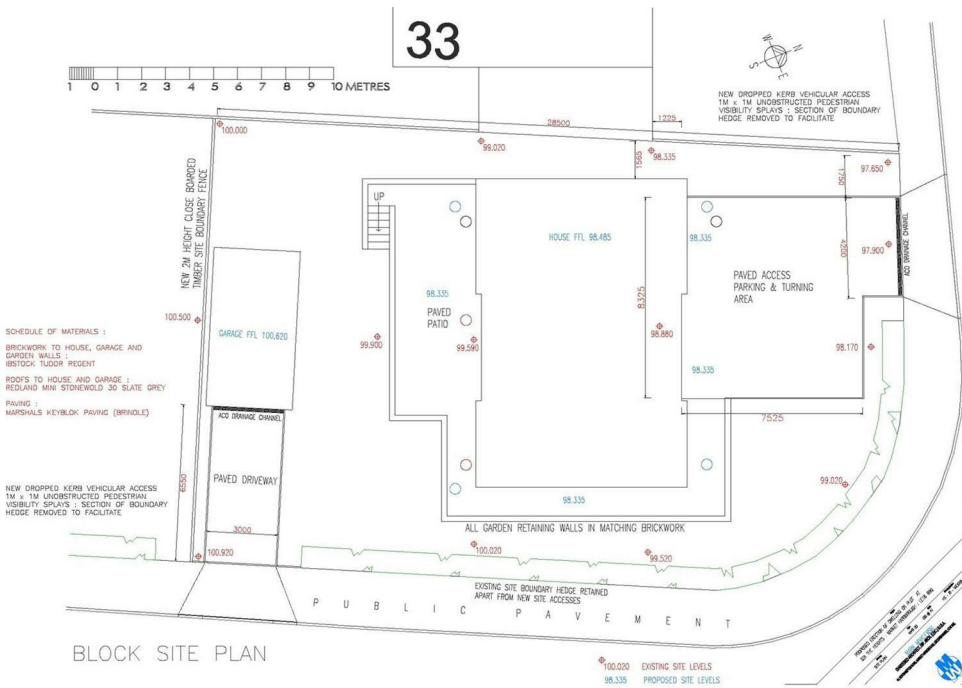
The land is sold subject to and with the benefit of all covenants, rights of way, wayleaves and easements that may exist over the property, whether or not mentioned in these sales particulars.



SITE LOCATION PLAN
SCALE: 1:1250

REVISIONS:
REVISION A 20 - 01 - 18
WINDOWS ADDED TO BE ELEVATION
REVISION B 06 - 02 - 18
FIRST FLOOR WINDOW TO BE ELEVATION
CHANGED TO HIGH LEVEL

PROPOSED GARAGE & DWELLING BY: M. WINKLEWSKI ASSOCIATES LTD
25, THE GARDENS, LITTLE BOWDEN, LEICESTERSHIRE, LE17 9JG
01530 820000
www.mwaw.co.uk



VIEWINGS

Viewings should be arranged through Andrew Granger & Co on 01858 431315. Interested parties may view this site from the road. To view the site formally, please contact the selling agents.

STAMP DUTY

Stamp Duty Land Tax rates from 1st October 2021

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

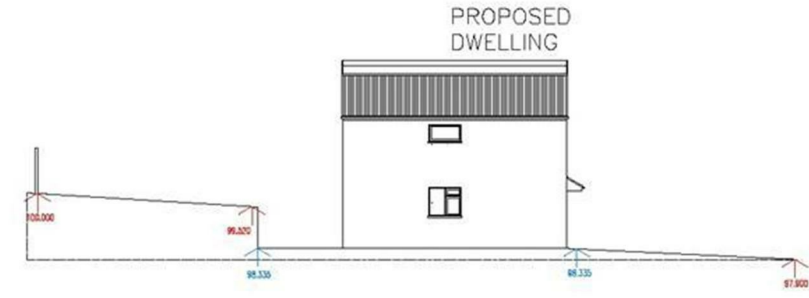
The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

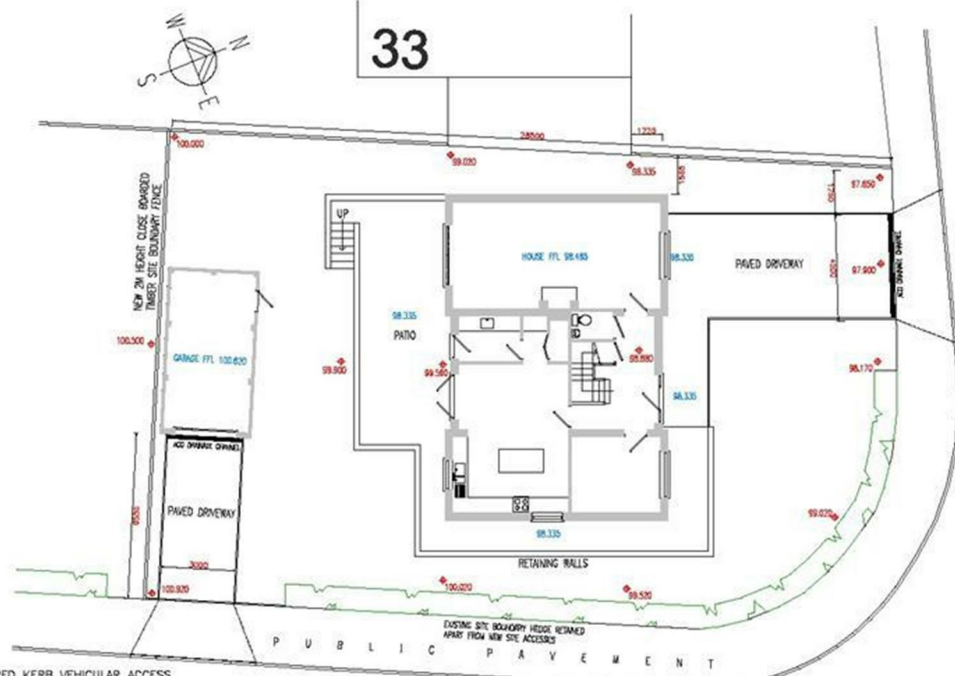
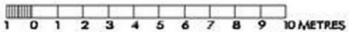
If you're a first-time buyer, you won't pay any tax on homes priced at or below £300,000. However, you will pay five per cent on a property, or the portion of a property, priced between £300,001 and £500,000. However, if the first home you're buying is priced above £500,000, you won't be eligible for a saving and you'll have to pay normal stamp duty rates.



STREET VIEW ELEVATION FROM NORTH



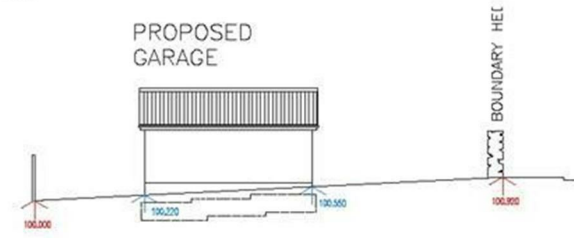
SITE SECTION ON EAST ELEVATION



NEW DROPPED KERB VEHICULAR ACCESS
2M x 2M UNOBSTRUCTED PEDESTRIAN
VISIBILITY SPLAYS : SECTION OF BOUNDARY
HEDGE REMOVED TO FACILITATE

BLOCK SITE PLAN

100.020 EXISTING SITE LEVELS
98.325 PROPOSED SITE LEVELS



SITE SECTION ON SOUTH ELEVATION

NEW DROPPED KERB VEHICULAR ACCESS
2M x 2M UNOBSTRUCTED PEDESTRIAN
VISIBILITY SPLAYS : SECTION OF BOUNDARY
HEDGE REMOVED TO FACILITATE

REVISION A 23 - 21 - 19
WHICHES AMENDED TO BE CLARIFIED
REVISION A 04 - 09 - 19
REVISION A 04 - 09 - 19
REVISION A 04 - 09 - 19

PROPOSED DIRECTION OF TRAFFIC ON PLOT AT
30A THE HEIGHTS MARKET INTERSECTION 1:1018 (S&A)

100% ROAD AND SIDE
KERB HEIGHTS MARKET INTERSECTION 1:1018 (S&A)

20% ROAD AND SIDE
KERB HEIGHTS MARKET INTERSECTION 1:1018 (S&A)

30% ROAD AND SIDE
KERB HEIGHTS MARKET INTERSECTION 1:1018 (S&A)

40% ROAD AND SIDE
KERB HEIGHTS MARKET INTERSECTION 1:1018 (S&A)

50% ROAD AND SIDE
KERB HEIGHTS MARKET INTERSECTION 1:1018 (S&A)

60% ROAD AND SIDE
KERB HEIGHTS MARKET INTERSECTION 1:1018 (S&A)

70% ROAD AND SIDE
KERB HEIGHTS MARKET INTERSECTION 1:1018 (S&A)

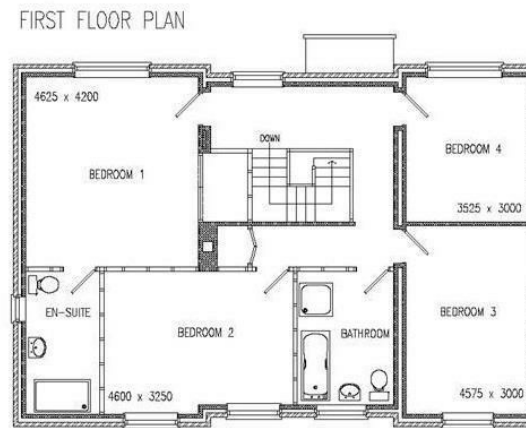
80% ROAD AND SIDE
KERB HEIGHTS MARKET INTERSECTION 1:1018 (S&A)

90% ROAD AND SIDE
KERB HEIGHTS MARKET INTERSECTION 1:1018 (S&A)

100% ROAD AND SIDE
KERB HEIGHTS MARKET INTERSECTION 1:1018 (S&A)



Floorplan



EPC Rating -

Tenure - Freehold

Council Tax Band - New Build

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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