



Artist's Impression

**SUPERIOR BUILDING PLOT, Walcote Road, South Kilworth,
LE17 6EG**



Part of
**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A rare opportunity to acquire a superior building plot with full planning consent to erect a highly individual five bedroomed detached dwelling of contemporary style enjoying views over open countryside located on the edge of the highly sought after south Leicestershire village of South Kilworth.

With a site area of approximately 931 sq m (10,021 sq ft) including the field track, the proposed accommodation is arranged over three floors, the nett internal floor area amounting to approximately 256 sq m (2,758 sq ft), together with a triple garage, garage studio, garden room and store, plus a greenhouse and potting shed.

The architect's plans and CGIs provide a glimpse of the spectacular architectural design, creating an outstanding detached family home of character.

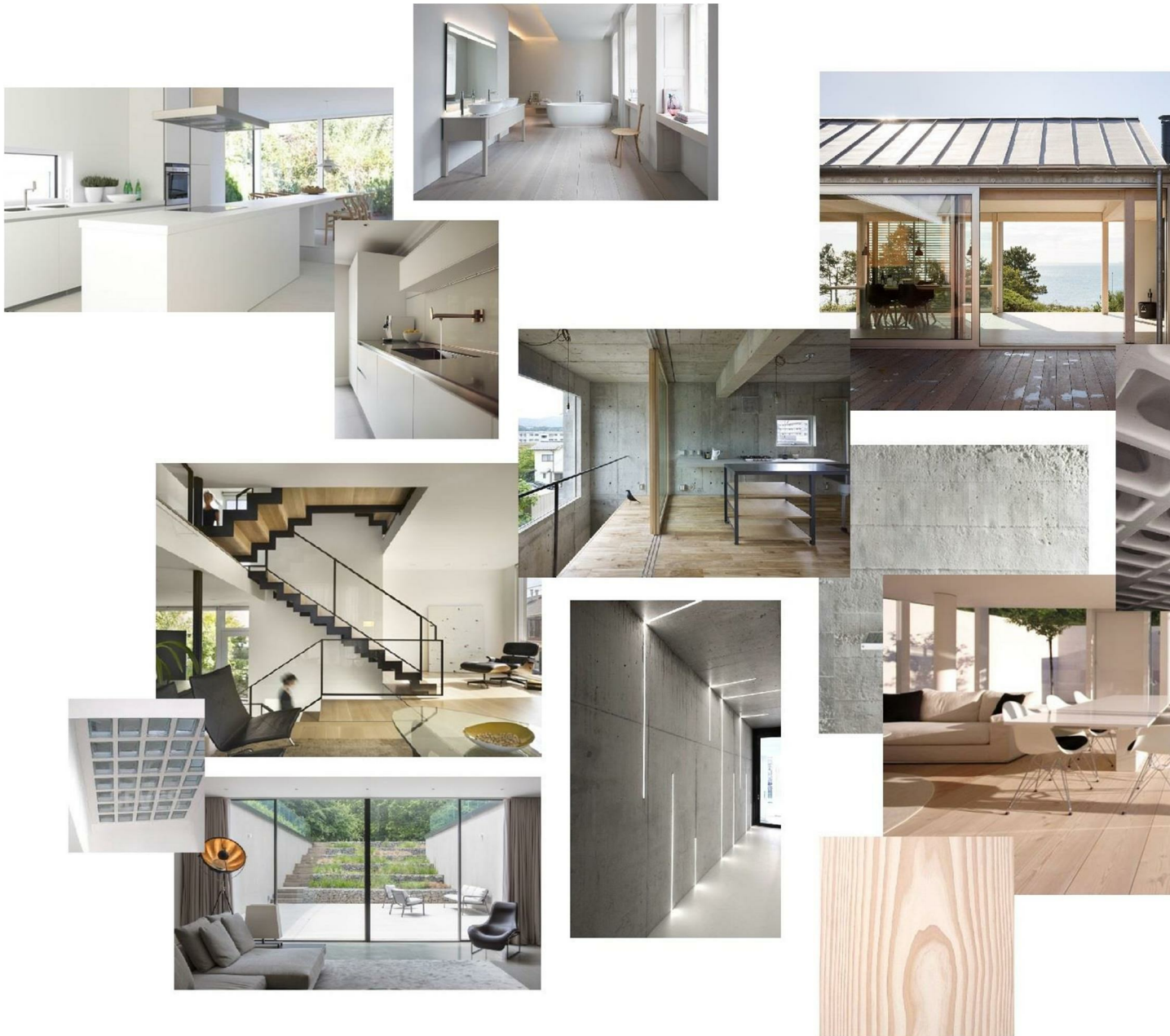


Artist's Impression

Key Features

- Superb building plot
- Exclusive village setting
- Stunning views over open countryside
- Full planning permission granted
- Contemporary design of approx. 2758 sq ft
- Extensive open plan living
- 5 double bedrooms
- 3 bathrooms
- Triple garage
- Host of energy efficient features

**Offers Around
£400,000**



LOCATION

The site is located to the rear of Langton House close to the school on the fringes of the highly sought after south Leicestershire village of South Kilworth which has a number of local facilities including a fine village school, renowned local butcher and fine church. The nearby town of Market Harborough offers comprehensive shopping and supermarket facilities. For the commuter, the M1 is accessible at Junction 20, the A14 lies to the south, and both Market Harborough and Rugby have mainline rail services to London in less than an hour in the main. Birmingham and East Midlands airports are both within about a 45 minute drive.

PLANNING

Planning permission was granted on 24th February 2022 for the erection of a dwelling and garage to the rear of Langton House, South Kilworth, (Application Number 21/02172/FUL). Interested parties must liaise with Harborough District Council Planning Team over any planning queries.

VIEWINGS

Viewings should be arranged through Andrew Granger & Co on 01858 431315.

PLANS, ELEVATIONS AND CGIs

The proposed layout plans, elevations, CGIs 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.

PROPOSED DWELLING

SITE AREA (DEVELOPMENT AREA) - 931sqm / 10,021 sqft. (incl field track)

LOWER GROUND FLOOR - 34.2sqm / 368.1sqft

GROUND FLOOR - 129.7sqm / 1,396sqft

FIRST FLOOR - 92.4sqm / 994.5sqft

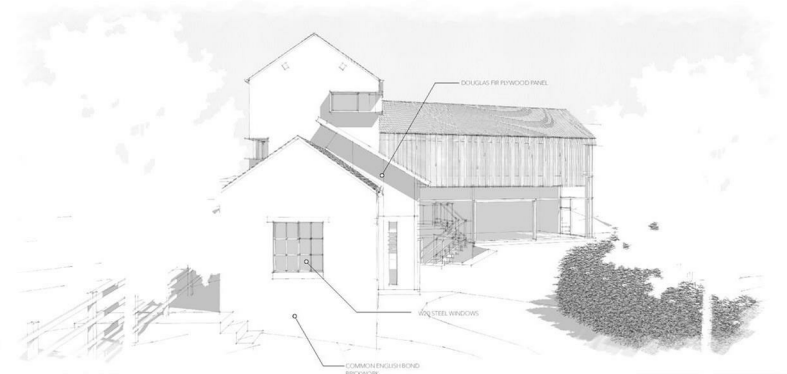
SCHEDULE OF ACCOMMODATION OF PROPOSED DWELLING

LOWER GROUND FLOOR

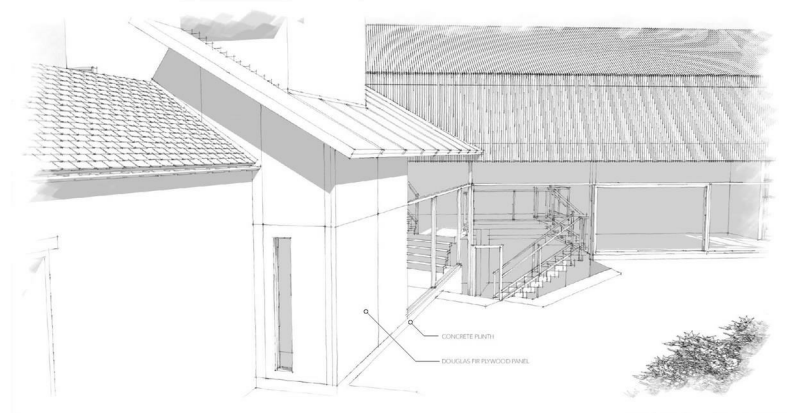
Store - 9sqm / 96.8sqft

Studio - 24.5sqm / 263.7sqft

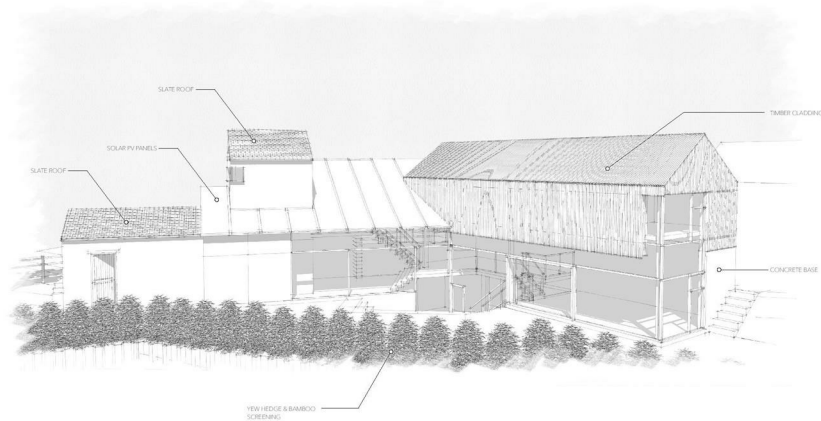
GROUND FLOOR



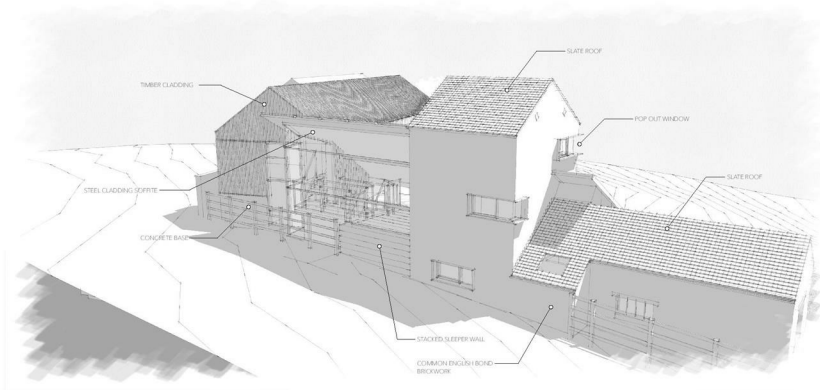
SKETCH VIEW 1



SKETCH VIEW 2



SKETCH VIEW 3



SKETCH VIEW 4

Utility Room - 7.7sqm / 82.88sqft

Cloaks - 2.8sqm / 30.1sqft

Plant - 2sqm / 21.5sqft

Ensuite Guest Bedroom (No 5) / - 13.8sqm / 148.5sqft

Music Room - 10.5sqm / 113sqft

Study - 8.5sqm / 91.4sqft

Kitchen Dining Room - 31.1sqm / 334.7sqft

Living Room - 31.6sqm / 340.1sqft

FIRST FLOOR

Ensuite Bedroom 1 and dressing room - 20.5sqm / 220.6sqft

Bedroom 2 - 8.3sqm / 89.3sqft

Bedroom 3 - 15.1sqm / 162.5sqft

Bedroom 4 - 11.7sqm 125.9sqft

Family Bathroom - 8.4sqm / 90.4sqft

Open Feature Staircase

Gallery Landing - 8.5sqm / 91.4sqft

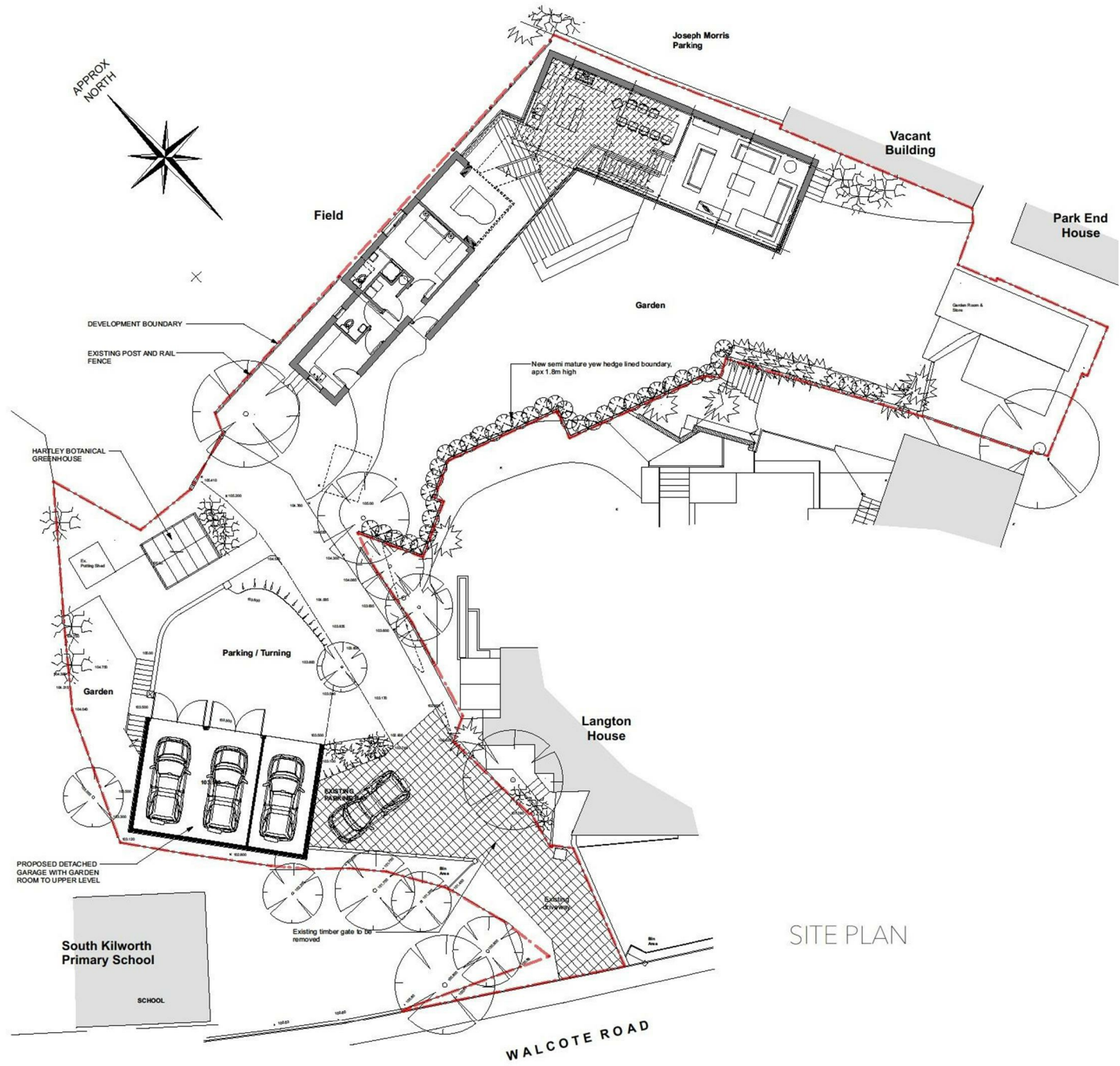
TRIPLE GARAGE - 47.1sqm / 506.9sqft

GARAGE STUDIO - 35.8sqm / 385.3sqft

GARDEN ROOM & STORE - 25sqm / 269sqft

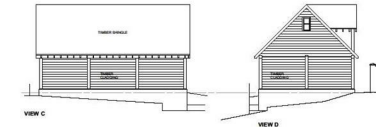
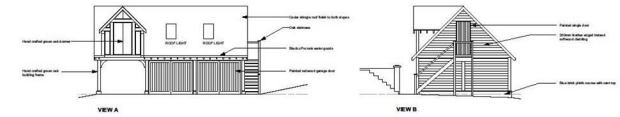
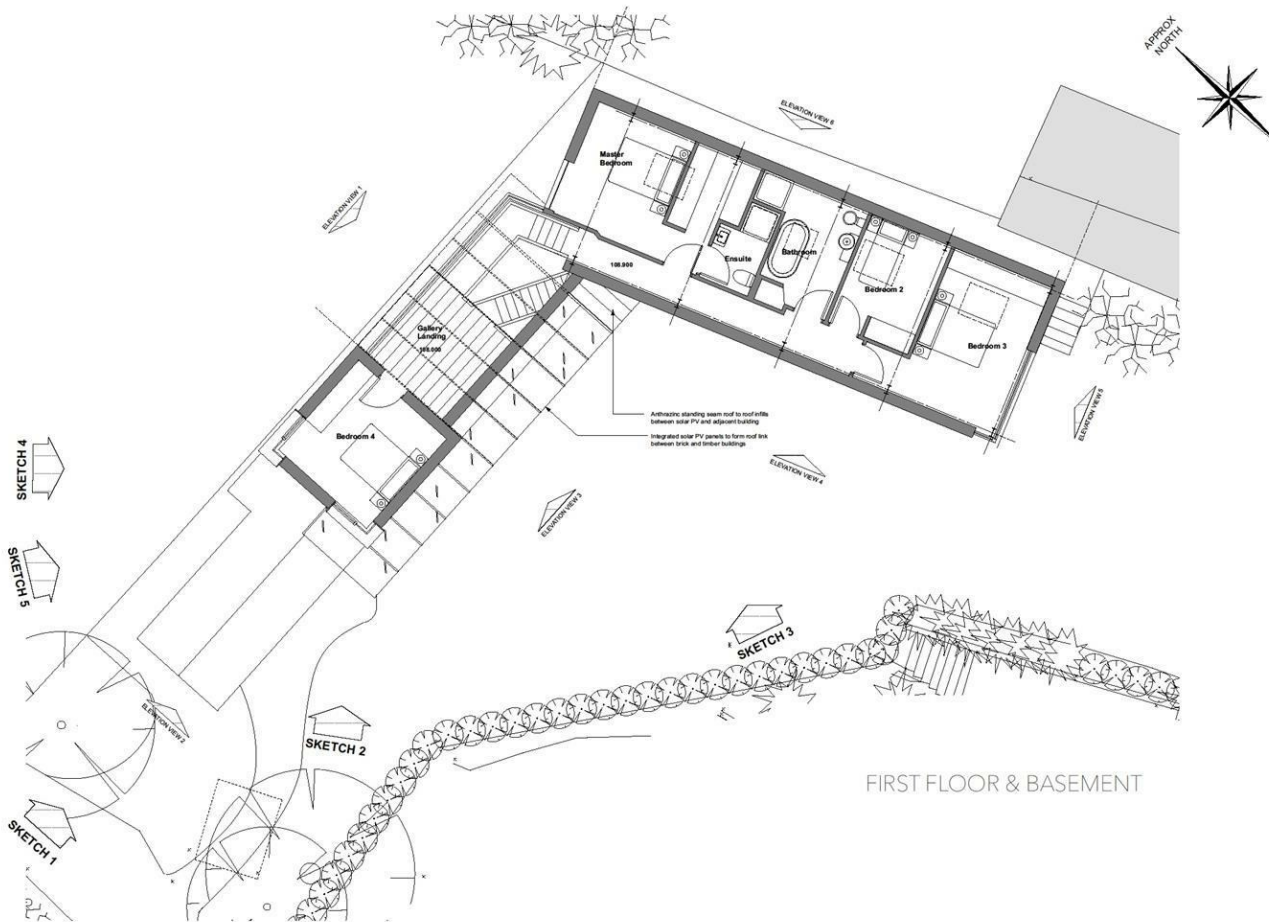
HARTLEY BOTANICAL GREEN HOUSE - 7.6sqm / 81.8sqft

POTTING SHED - 2.9sqm / 31.2sqft

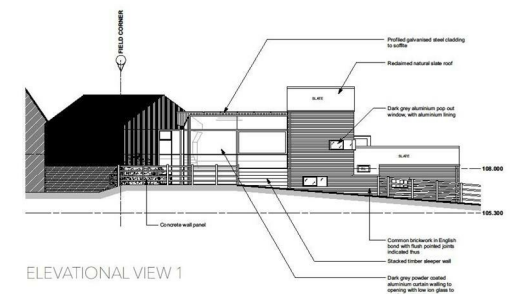


SITE PLAN

Floorplan



TRIPLE GARAGE & STUDIO



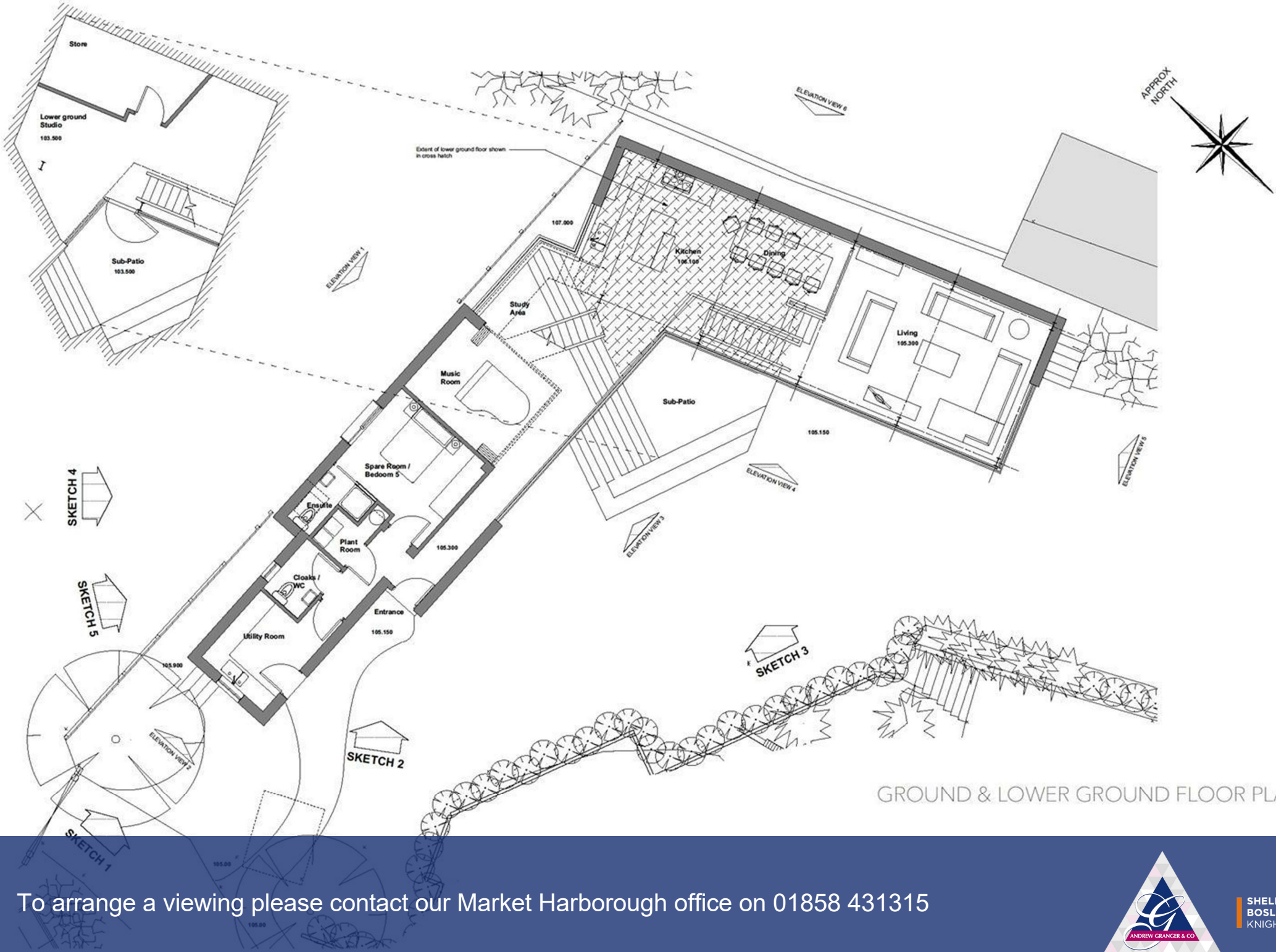
EPC Rating -

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.



GROUND & LOWER GROUND FLOOR PLANS

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