



Baileys Lane, Burton Overy, Leicestershire, LE8 9DD



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

# Property Description

A unique opportunity to acquire a detached dwelling occupying a delightful plot of approximately 0.35 acres with the benefit of planning consent for a substantial extension and remodelling of the existing dwelling to create a stunning architect designed six bedroomed detached residence of approx 300 sq m (3229 sq ft) enjoying south westerly views over adjoining paddock land within the picturesque and highly sought after south east Leicestershire village of Burton Overy.



PROPOSED FRONT ELEVATION  
Scale 1:100

## Architects Impression

## Key Features

- Detached house with planning permission to extend
- Heart of south Leicestershire village with views
- Corner plot of approx. 0.35 acres
- Architect designed planning
- Planning potential for circa 300 sq m
- No chain!



## Architects Impression

**Price Guide**  
**£650,000**

The proposed design includes a large open plan living kitchen with bi-fold doors overlooking the gardens, a study, lounge, guest bedroom with en-suite, utility room and pantry, together with an impressive entrance hall with boot room and cloakroom/wc off.

The upper floor accommodation proposes a large principal bedroom with dressing room and en-suite bathroom, four further double bedrooms and three bath/shower rooms. Integral to the house is a large garage, and the unique design of the property takes advantage of the views over the gardens and adjoining paddock land.

### LOCATION

The property occupies a large corner plot enjoying southerly views over an adjoining paddock and the historic core of the village with countryside in the distance. The adjoining paddock is owned by a village collective to protect this focal space. The charming village of Burton Overy is regarded as one of south east Leicestershire's most desirable locations surrounded by beautiful open countryside while only a short distance from the city of Leicester and thriving town of Market Harborough. The village itself has a fine parish church, village hall and public house. The nearby village of Great Glen offers a variety of shops including a Co-op store and post office, and there is also a doctors surgery, public houses and restaurants. Great Glen has a local primary school, Leicester Grammar and LGS Stoneygate School. For the commuter, the A6 provides access to Leicester and Market Harborough, both of which have mainline rail services to London St Pancras. The M1 is accessible at Junction 20.

### PLANNING

Full planning permission has been granted (Application Number 23/01011/FUL - dated 14th September 2023) for the erection of a first floor extension above the garage and main dwelling, erection of a two storey side extension, erection of a single storey side and rear extensions, removal of two chimneys, addition of composite panel cladding, zinc cladding and render, felling of trees T1, T3 and T5 to T8. Interested parties are recommended to liaise directly with Harborough District Council Planning in respect to any queries relating to the planning permission. The plans and elevations are for guidance purposes only, and are not to scale.

### THE EXISTING PROPERTY

With the benefit of gas fired central heating and mostly UPVC double glazing, the existing interior comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

#### DINING HALL

22'4" x 8'3" (6.81m x 2.54m)





#### **LOUNGE**

22'4" x 11' (6.81m x 3.35m)

#### **GARDEN ROOM**

15'9" x 8'0" (4.80m x 2.44m)

#### **BREAKFAST KITCHEN**

13'1" x 8'11" (3.99m x 2.74m)

#### **INNER HALL**

#### **BEDROOM ONE**

10'11" x 8'11" (3.35m x 2.74m)

#### **SHOWER ROOM/WC**

7'6" x 4'11" (2.31m x 1.52m)

#### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM TWO**

14'2" x 12'11" (4.34m x 3.96m)

#### **BEDROOM THREE**

12'7" x 12'11" (3.84m x 3.96m)

#### **BATHROOM**

8'3" x 5'10" (2.54m x 1.78m)

#### **UTILITY STORE**

#### **DOUBLE GARAGE**

17'7" x 16'6" plus 8'0" x 4'9" (5.36m x 5.05m plus 2.44m x 1.45m)

#### **SEPARATE WC**

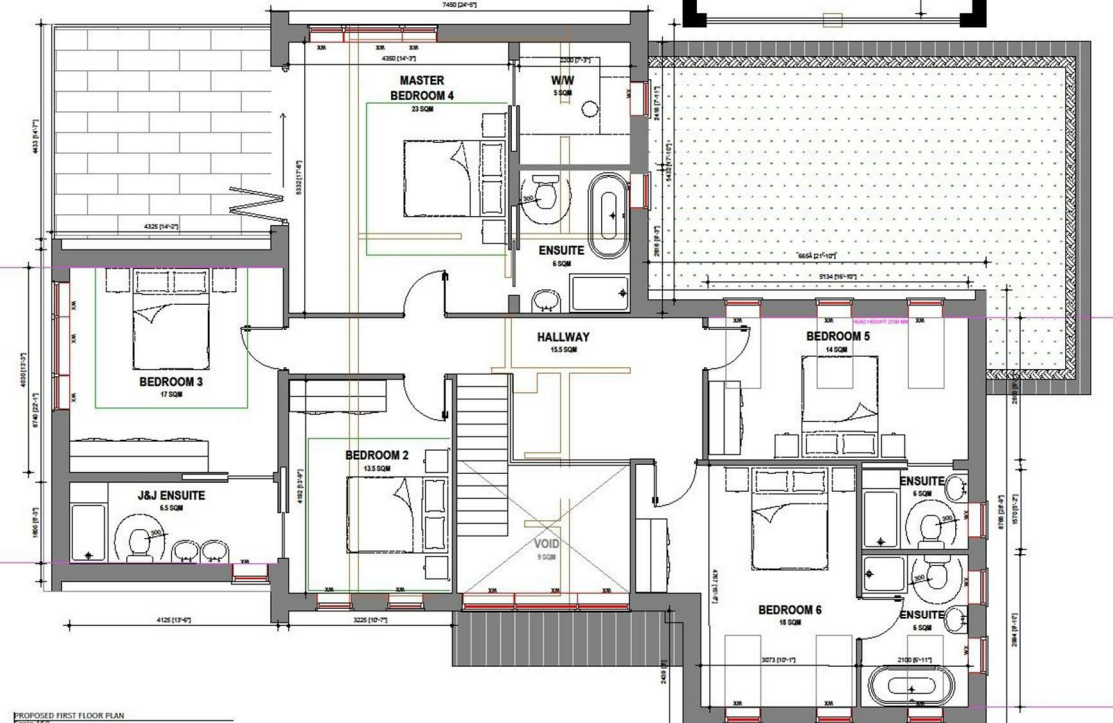
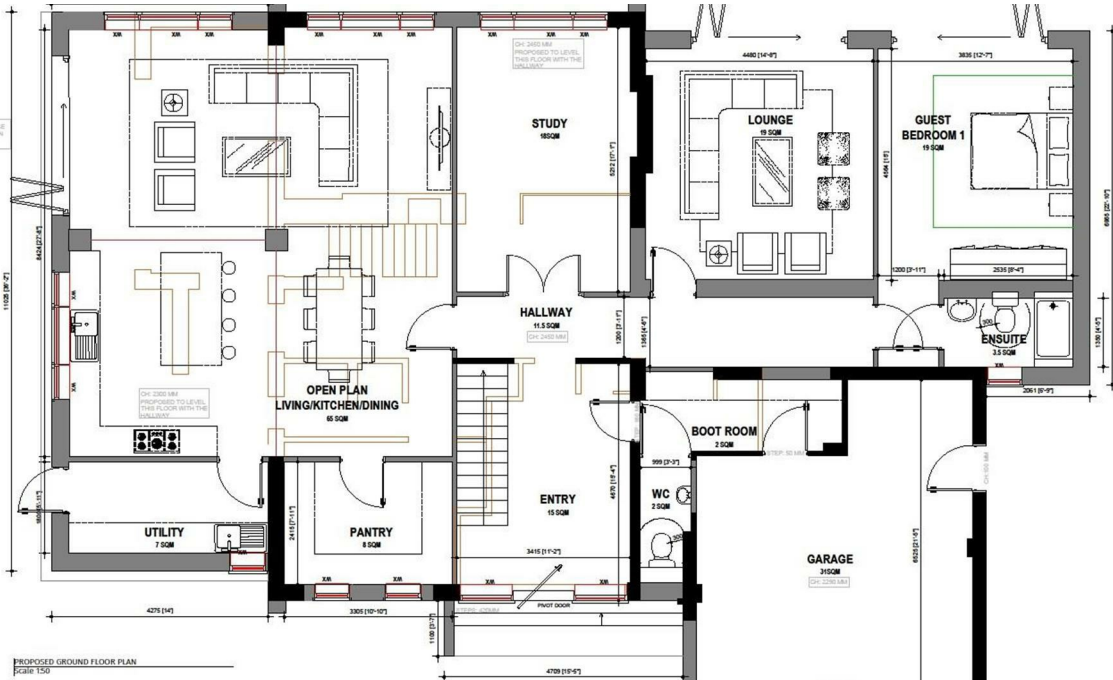
Good sized gardens occupying a corner plot, including lawned front garden with tarmac driveway providing off road parking for two cars and access to the garage.

Mainly grassed rear garden with paved path, enclosed paved patio enjoying stunning views over adjoining paddock which is owned by a village collective for its future protection. There are a variety of other shrubs and trees. Extensive side garden, mainly grassed with mature shrub borders and variety of trees. The gardens extend to approximately 0.35 acres in total.



THE STRICT UNDERSTANDING THAT NO LIABILITY IS ACCEPTED BY DESIGN STUDIO ARCHITECTS LTD FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS THAT MAY BE PRESENT AND NO GUARANTEE IS OFFERED AS TO THE ACCURACY OF THE INFORMATION SHOWN. THIS DRAWING IS FOR REFERENCE ONLY. PLEASE REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ANY WORKS COMMENCE. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORKS COMMENCE. DESIGN STUDIO ARCHITECTS LTD COPYRIGHT RESERVED.

Rev	Date	By	Description
A	25.12.2022	MK	Client amendments
B	30.11.2022	MK	Client amendments, preparing drawings for planning
C	27.06.2023	MK	Client amendments, preparing for planning



HATCH	MATERIAL	COLOUR	MANUFACTURER
[Hatch]	PROPOSED TO REPLACE WITH ALUMINIUM WINDOW PANEL GLAZING	GREY	TRC
[Hatch]	PROPOSED CLADDING	SHED GRAY	BOCESCAPE
[Hatch]	PROPOSED ZINC GLAZING	ZINC SILVER	METAL ROOF COMPANY
[Hatch]	PROPOSED RENDER	PINK TONED	
[Hatch]	GLASS	ASH GREY	
[Hatch]	GLASS - FIXED	OBSCURE	
[Hatch]	GLASS - FIXED	CLEAR	



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Project Details:  
22083 - 2 Balleys Ln, Burton Overy, Leicester LE8 9DD  
Ms Shipdaruk

Drawing Name:  
Proposed Plans, Elevations and Site Plan

Drawing Stage: PLANNING

Drawn: MK Check: KS Date: 06/10/2022 Scale: 150,100/1

Drawing Number:  
22083 DSA XX XX DR A 101 C

# Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority  
Harborough



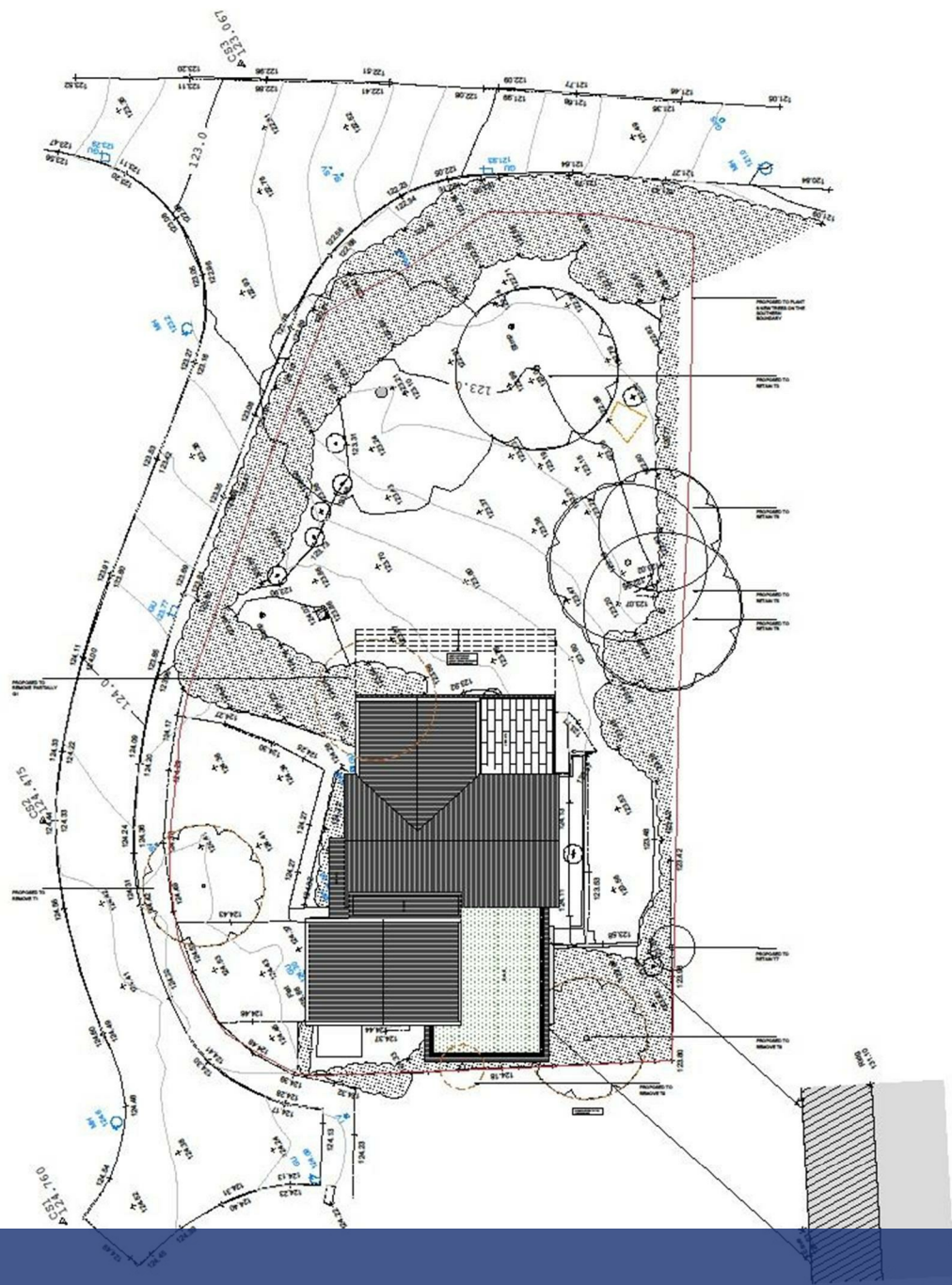
**Ground Floor**



**First Floor**

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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.



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Rev	Date	By	Description
A	30.11.2022	MK	Client amendmets, preparing drawings for planning
B	18.08.2023	MK	Amendments to the retaining/removal of trees



Regent House, 7 Upper King Street  
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Project Details:  
  
22083 - 2 Baileys Ln, Burton Overy, Leicester LE8 9DD  
Ms Shpadaruk

Drawing Name:  
Proposed Site Plan

Drawing Stage: PLANNING

Drawn By: [Name], Check: [Name], Date: 10/10/2022, Scale: 1:200

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

PROPOSED SITE PLAN/ROOF PLAN  
Scale: 1:200

