



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

ANDREW
GRANGER & CO

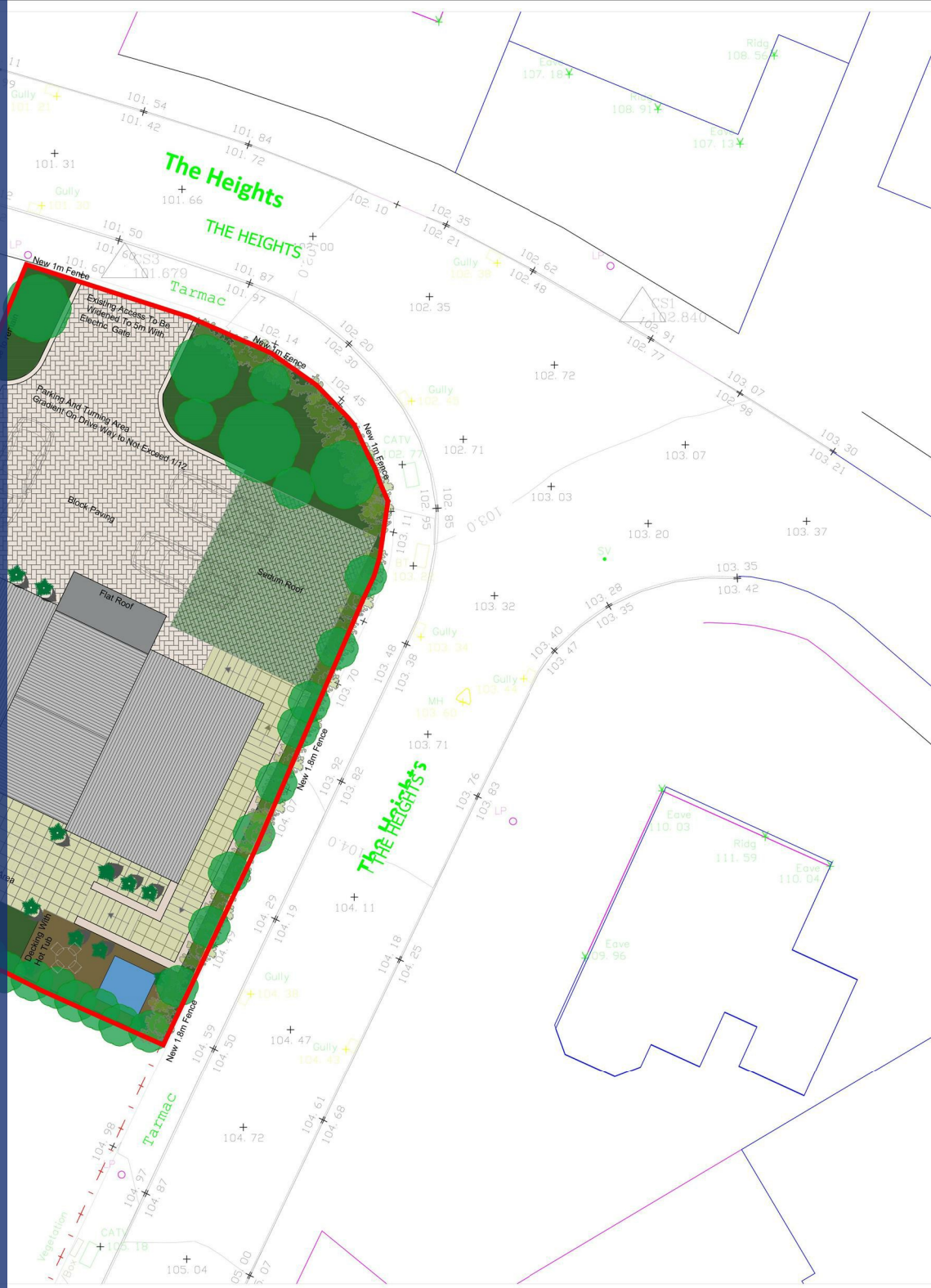
SHELDON
BOSLEY
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Part of

Fraction of 1no Dwelling

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. Although the planning has now lapsed, the owner is in the process to refreshing the planning.



REV BY DATE DETAILS		
SCALE @ A1 1:100		
		
PROJECT 32a The Heights, Little Bowden, Market Harborough, LE16 8BQ.		
DRAWN BY LKH		CHECKED BY LKH
PLANNING SUBMISSION		
DRAWING TITLE Proposed Site Plan		
DATE 20.11.2024	DRAWING NUMBER 2408-05-003	REVISION --
 +44 (0)116 482 9284  www.lloydhardened.co.uk		



Key Features

- Single building plot
- Corner position
- Approximately 0.05 hectares (0.1235 acres)
- Planning consent for a detached dwelling and garage, now lapsed
- 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

**Offers Over
£250,000**



House:
Walls - Render And Brick
All Windows Roof Lights & Lantern -
Black Aluminium
Doors - Black Aluminium
Flat roof Orangery - Single Ply
Pitched Roof - Slate Tiles

Car Port:
Walls - Open To 2 Side and Cedar
Cladding To Other Sides
Roof - Sedum
Timber Columns

Porch:
Timber Columns And Roof With Single
Ply Roof

Orange Levels Are Proposed
Green Levels Are Existing

REV BY DATE DETAILS

SCALE @ A1
1:50

PROJECT
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LE16 8BQ.

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DRAWING TITLE
Proposed Elevations



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SCALE @ A1
1:100

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Proposed Street Scene



Existing Site Location Plan
Scale 1:1250

REV BY DATE DETAILS

SCALE @ A3
1:500 & 1:1250

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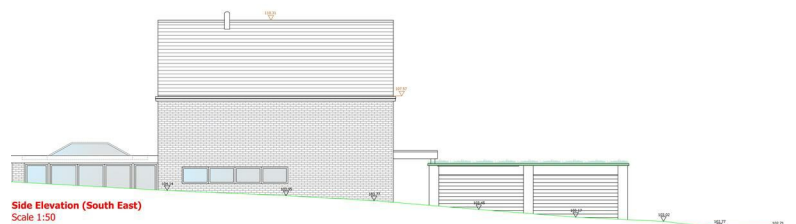
PLANNING SUBMISSION

DRAWING TITLE
Proposed Block Plan and Existing Location Plan

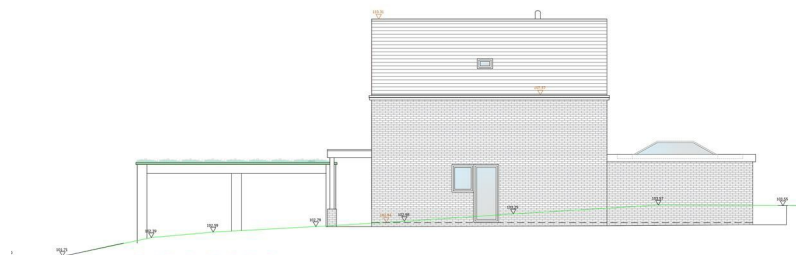
DATE
20.12.2024

DRAWING NUMBER
2408-05-001

REVISION



Side Elevation (South East)
Scale 1:50



Rear Elevation (North West)
Scale 1:50

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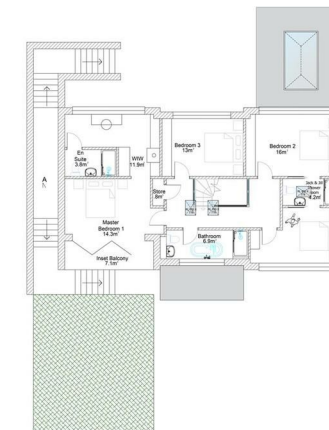
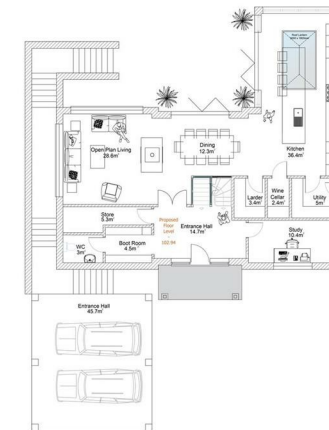
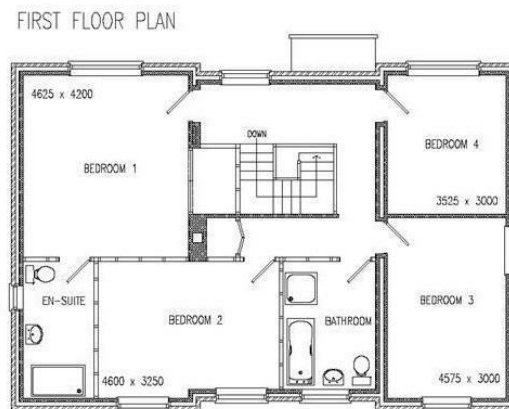
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Proposed First Floor Plan

GEA's
Basement Floor - 108.9m²
Ground Floor - 132.5m²
First Floor - 120.5m²
These are external footprints and
exclude garage and balcony

GA's
Basement Floor - 91.1m²
Ground Floor - 132.5m²
First Floor - 102.8²
These are internal footprints and
exclude garage and balcony

REV BY DATE DETAILS

SCALE @ A1
1:50

PROJECT
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GEA's
Basement Floor - 108.9m²
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REV BY DATE DETAILS

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EPC Rating -

Tenure - Freehold

Council Tax Band - New Build

Local Authority
Harborough

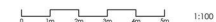
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Existing Topo Plan
Scale 1:100

REV	BY	DATE	DETAILS

SCALE @ A1
1:100



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Part of

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www.lloydharden.co.uk

To view this property please contact our Market Harborough (Sales) office
on 01858 431315