



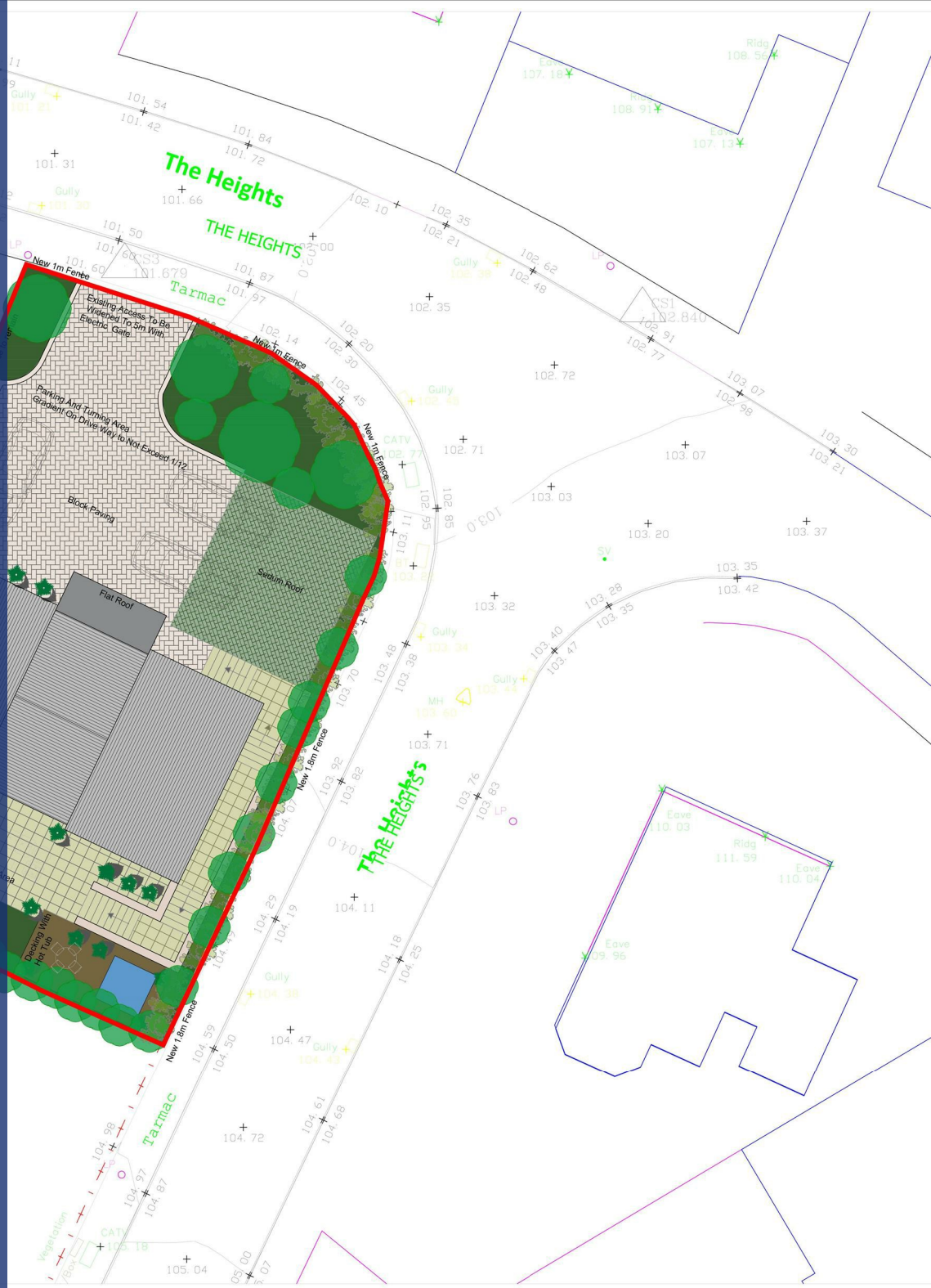
Land adj to 32a The Heights, Market Harborough, LE16 8BQ

ANDREW
GRANGER & CO

Part of
SHELDON
BOSLEY
KNIGHT
LAND AND
PROPERTY
PROFESSIONALS

Erection 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		CHECKED BY
LKH		LKH
PLANNING SUBMISSION		
DRAWING TITLE		
Proposed Site Plan		
DATE	DRAWING NUMBER	REVISION
20.11.2024	2408-05-003	--
 +44 (0)116 482 9284		
 www.lloydharden.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
32a The Heights, Little Bowden, Market Harborough,
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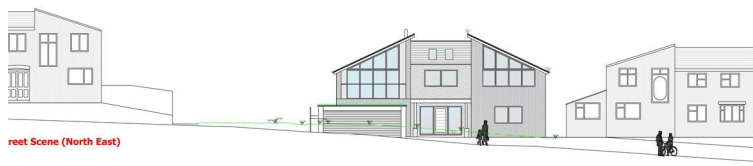
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PLANNING SUBMISSION

DRAWING TITLE
Proposed Elevations

DISCLAIMER: This drawing is for planning purposes only. It is not a contract. The client is responsible for ensuring that the drawing is used for the intended purpose. The client is responsible for ensuring that the drawing is used for the intended purpose. The client is responsible for ensuring that the drawing is used for the intended purpose.



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DRAWING TITLE
Proposed Street Scene

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Existing Site Location Plan
Scale 1:1250

REV BY DATE DETAILS

SCALE @ A3
1:500 & 1:1250

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PLANNING SUBMISSION

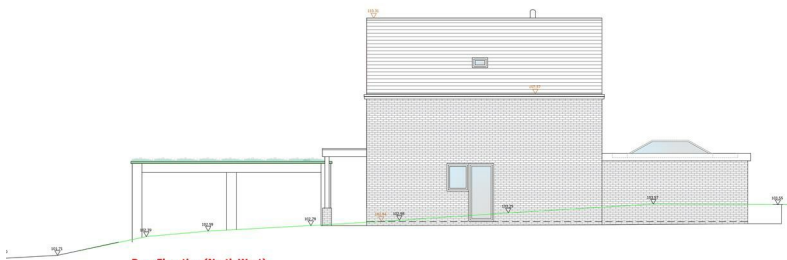
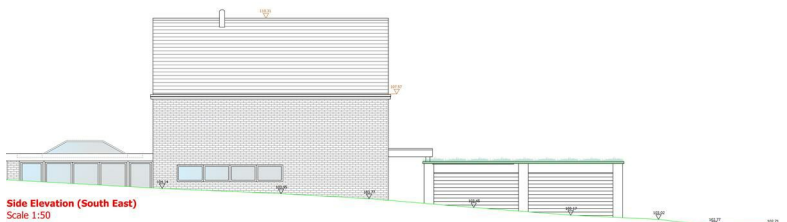
DRAWING TITLE
Proposed Block Plan and Existing Location Plan

DATE
20.12.2024

DRAWING NUMBER
2408-05-001

REVISION

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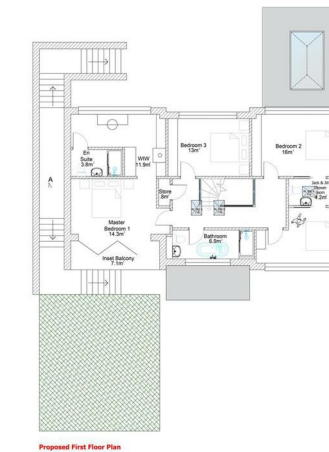
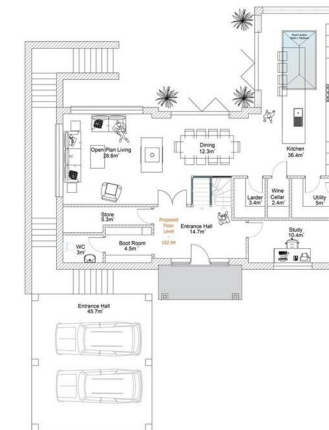
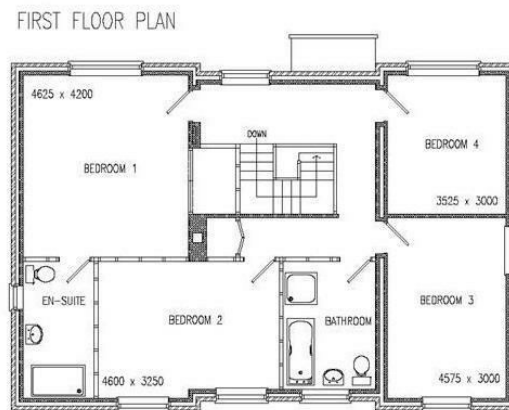
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DRAWING TITLE
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GEA's Basement Floor - 108.3m' Ground Floor - 103.5m' First Floor - 120.5m' These are external footprints and exclude garage and balcony	
GNA's Basement Floor - 91.1m' Ground Floor - 122.5m' First Floor - 102.8' These are internal footprints and exclude garage and balcony	
REV BY DATE DETAILS SCALE @ 1:50 	
PROJECT 31a The Heights, Lyle Bonder, Market Harborough LE11 8BQ	
DRAWN BY LWJ	CHECKED BY LWJ
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Local Authority
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

