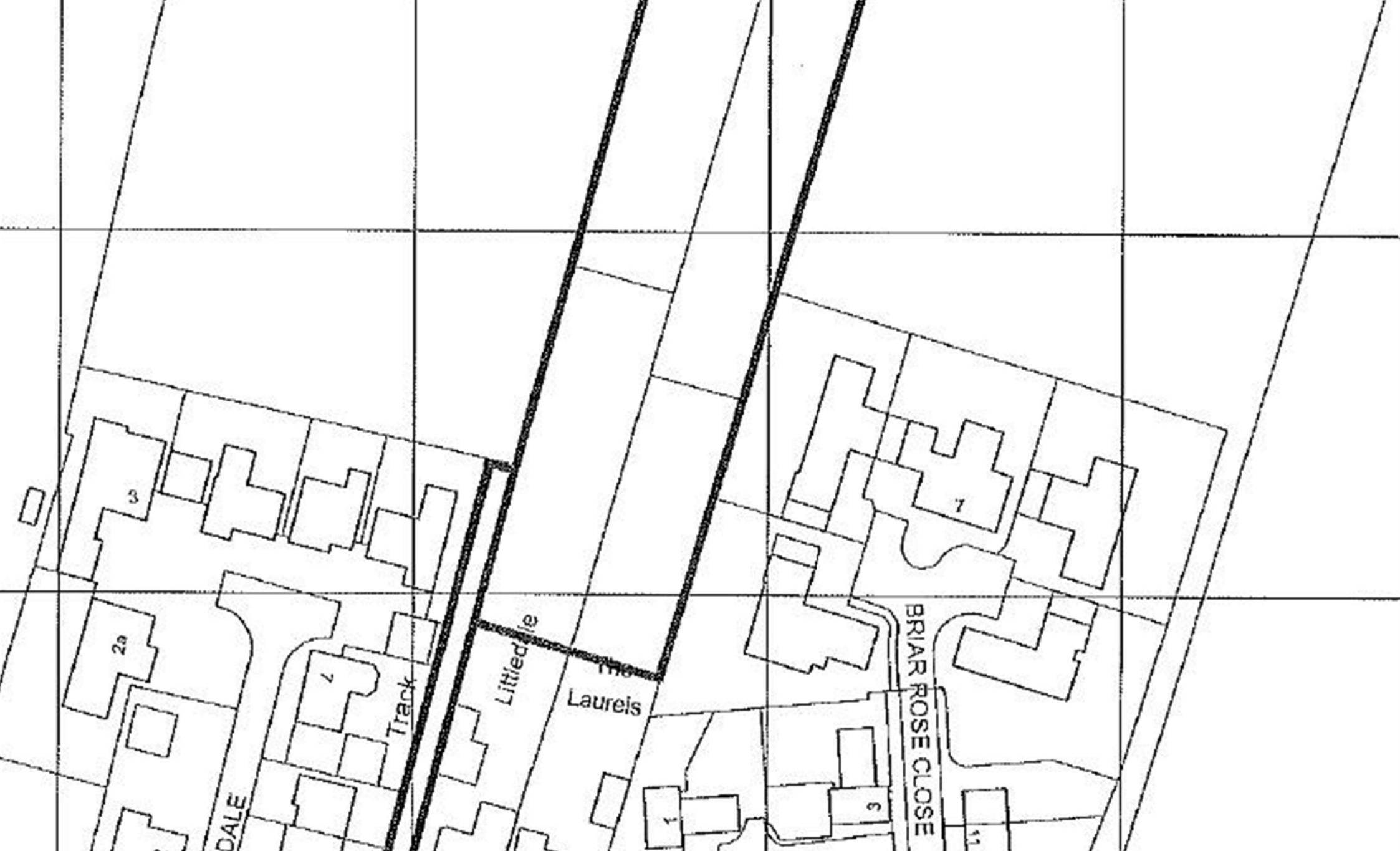




Station Road, North Kilworth, LE17 6HY

£715,000

A Rare Opportunity to purchase a development site in the village of North Kilworth

Generous Building Plot of around 0.69 acres for a "Self or Custom Build".

An exceptional opportunity to acquire a generous building plot extending to approximately nestled at the end of a private drive

Planning

The consent allows for a three new homes for the future occupier, on a Self or Custom build basis. Planning Reference Harborough District Council 24/01593/PIP

Important Notice: The red line boundary shown in marketing materials is for illustrative purposes only and should not be relied upon for legal or transactional matters.

Please note, the planning consent under Self or Custom Build requires that the occupier of the property must have had primary input into the design and intend to live in the home as their primary residence.

Location

The site is located towards the north of Station Road and is positioned outside of the defined settlement Boundary for North Kilworth.

Notwithstanding, this parcel of land is bound by existing residential properties to both the east, south and west of the site, whilst the northern boundary of the site is provided by land characterised as open countryside.

Wayleaves, Easements and Rights Of Way

1. On agreement of sale, our client has advised us that LCC (Leicester City Council) uplift clause shall be cleared in full, with no restriction

regarding this matter to the purchasers.

2. Should the land be purchased in its entirety it would be allocated one single land registry number.

Tenure

The land is sold as freehold.



Plan

For further information please email rural@sheldonbosleyknight.co.uk