SUTTON CHENEY, MARKET BOSWORTH,
LEICESTERSHIRE, CV13 0AG

HOWKINS & HARRISON

Sutton Cheney, Market Bosworth, Leicestershire, CV13 0AG

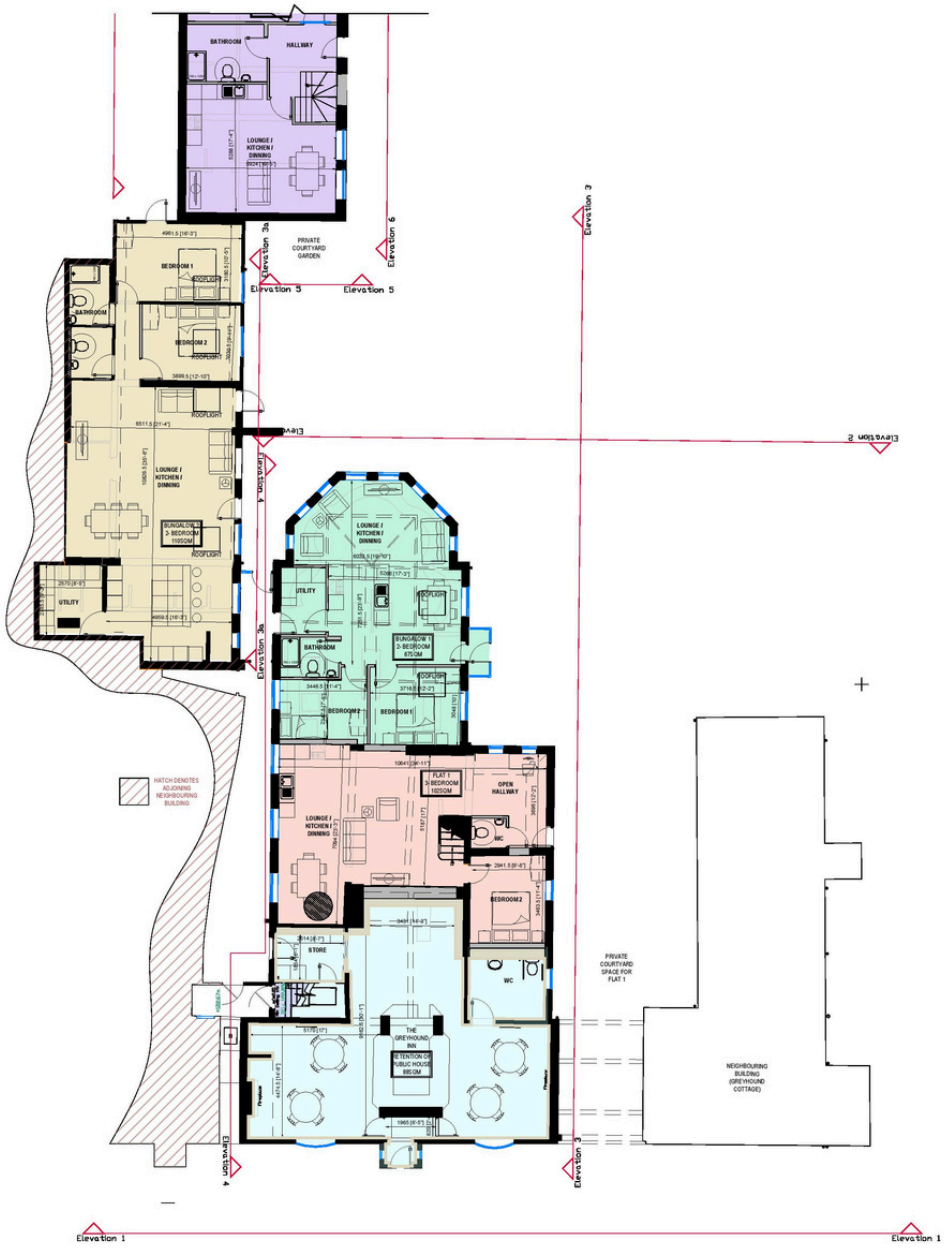
Public house / hotel site with planning permission for the conversion of the existing buildings into nine residential units with a total GIA of approximately 11,060 sq. ft, comprising a rare development opportunity in a highly sought-after village.

Features

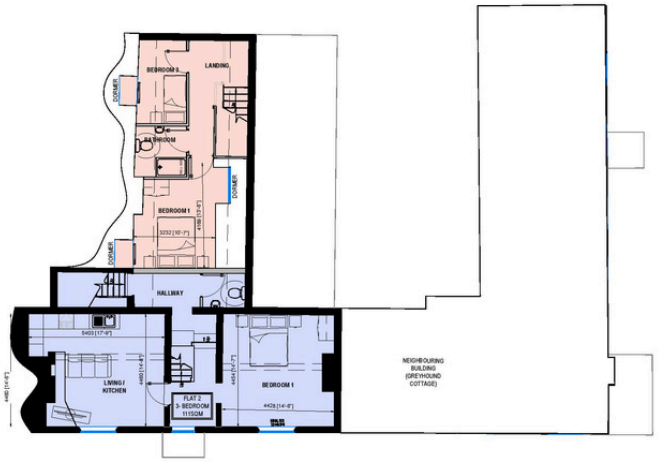
- Planning permission for nine residential units
- GIA of approximately 11,060 sq.ft.
- Sought after village
- Excellent transport links
- Adjoining cottage available by separate negotiation

Distances

- Market Bosworth - 2 miles
- Hinckley - 4.5 miles
- M69 Junction 1 - 7 miles
- Nuneaton Railway Station (Euston 55 minutes) - 9 miles
- Leicester - 11 miles
- Birmingham International Airport - 23 miles



PROPOSED GROUND FLOOR PLAN - MAIN BUILDING
SCALE 1/100



PROPOSED FIRST FLOOR PLAN - MAIN BUILDING
SCALE 1/100

PROPOSED SECOND FLOOR PLAN - MAIN BUILDING
SCALE 1/100

Description

The site offers a rare and valuable opportunity to create a development of new homes in Sutton Cheney, which is an attractive and unspoilt village in West Leicestershire, close to the popular small town of Market Bosworth. Sutton Cheney is a desirable village and developers can be confident that they will be able to create a premium residential product at the site.

Location

Sutton Cheney is approximately 2 miles southeast of the attractive small town of Market Bosworth. The larger town of Hinckley is approximately 4½ miles to the south and Leicester approximately 11 miles to the east. As well as the small community pub planned for the site itself, the village has another very well renowned pub and restaurant, The Hercules Revived, and an active local community including a village hall and church.

Road communications are excellent, with the A447 approximately 1 mile to east which gives access to the M69 and M1 junction about 7 miles to the south. For travelling west, the A5 at Fenny Drayton is about 5½ miles and this in turn gives access to the M42. Birmingham city centre is approximately 33 miles. There is an excellent mainline railway station at Nuneaton with services to Euston in just under an hour and a more local station at Hinckley on the Leicester to Birmingham line. The surrounding countryside is attractive rolling farmland and there is an excellent local footpath network which allows easy access to villages and to Market Bosworth.

The Site

The site currently comprises a public house and hotel, of which the main part is a period unlisted building of brick and tile construction, together with extensions to the rear. To the rear of this is an 'L' shaped brick and tile range of buildings currently set out as en-suite letting rooms, and nearby is a detached building currently used as a function room. There is also a grass paddock of about 0.7 acres and an extensive car park.

Planning

A planning application (reference 21/01038/FUL) was granted by Hinckley and Bosworth Borough Council in July 2023 for the conversion of the buildings to nine residential units.

PROPOSED GROUND FLOOR PLAN - REAR BUILDING (THE DOVECOTE)

SCALE 1/100

PROPOSED FIRST FLOOR PLAN - REAR BUILDING

SCALE 1/100

The approved site layout plans are available in our online data room. Please email Catherine Docherty catherine.docherty@howkinsandharrison.co.uk at the Atherstone Office for access.

There is a S.106 agreement requiring the developer to provide a community building as shown on the plans. The building is to be a prefabricated structure with a floor area of about 84m^2. The S.106 agreement also requires the developer to provide an area of open space, Including an equipped children's play area and to make these available to the Parish Council for future management.

The planning permission includes the retention of two rooms of the main building as a community pub. The developer will need to ensure that the pub rooms are fit for purpose but is not expected to have any involvement in its ongoing management.

The proposed accommodation comprises the following:

	Size	Type
Flat 1	1,098 sq.ft.	3-bedroom 2 storey 'cottage'
Flat 2	1,194 sq.ft.	3-bedroom duplex apartment
Bungalow 1	720 sq.ft.	2 bedroom
Bungalow 2	1,184 sq.ft.	2 bedroom
House 1	1,054 sq.ft.	2 bedroom 2 storey dormer
House 2	1,339 sq.ft.	3 bedroom 2 storey dormer
House 3	968 sq.ft.	2 bedroom 2 storey dormer
House 4	1,339 sq.ft.	3 bedroom 2 storey dormer
House 5	2,044 sq.ft.	4 bedroom detached
Total	11,060 sq.ft.	

PROPOSED GROUND FLOOR PLAN - REAR BUILDING
SCALE 1/100

PROPOSED FIRST FLOOR PLAN - REAR BUILDING
SCALE 1/100

Tenure & Possession

The land is sold freehold with vacant possession upon completion.

Services

The site is understood to be connected to mains water, electricity, and sewage services. There is no mains gas and supply will be via LPG. Purchasers are to make their own enquires into these services, they have not been tested by the agent.

Method of Sale

The property is for sale via private treaty.

Adjoining Cottage

Greyhound Cottage, shown hatched blue on the plan, is also available by separate negotiation. This comprises a link detached cottage with 3 bedrooms, family bathroom, ensuite bathroom, kitchen/dining room, utility, shower room, living room, cloakroom, garden and detached garage/office.

Local Authority

Hinckley and Bosworth Borough Council – 01455 238141

Viewing

Strictly by prior appointment via the agents, Howkins and Harrison LLP on 01827 721380 or via email to: Susannah Leedham, susannah.leedham@howkinsandharrison.co.uk

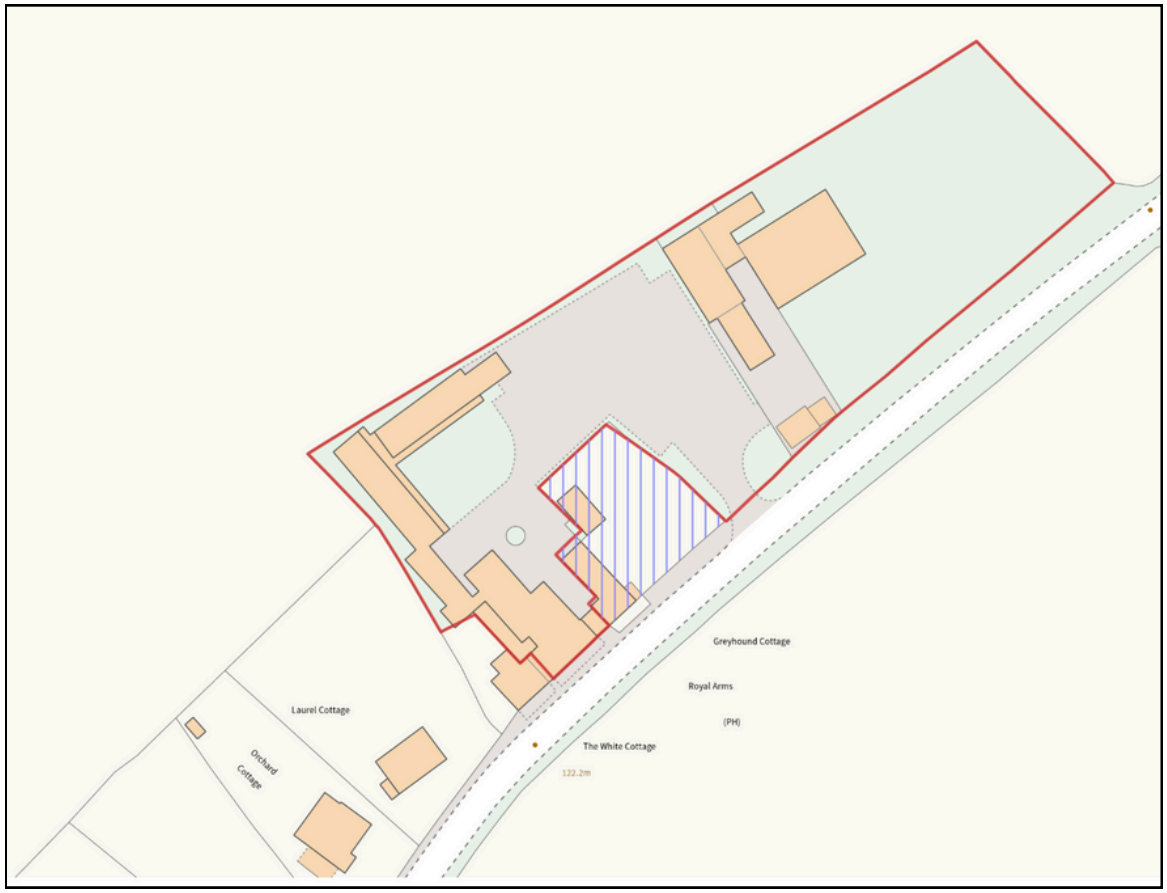
Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Anti-Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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