



Building Plot off Forest Road and Burns Street
Narborough, Leicester, LE19 3EQ

HOWKINS &
HARRISON

Building Plot off Forest Road and Burns Street Narborough, Leicester, LE19 3EQ

An opportunity to acquire a building plot with full planning for a detached 4-bedroom house extending to approximately 1,885 sq ft with off road parking and garden.

The site extends to 0.11 acres (453 sq m)

Situation

Fosse Park/M69 – 3 miles

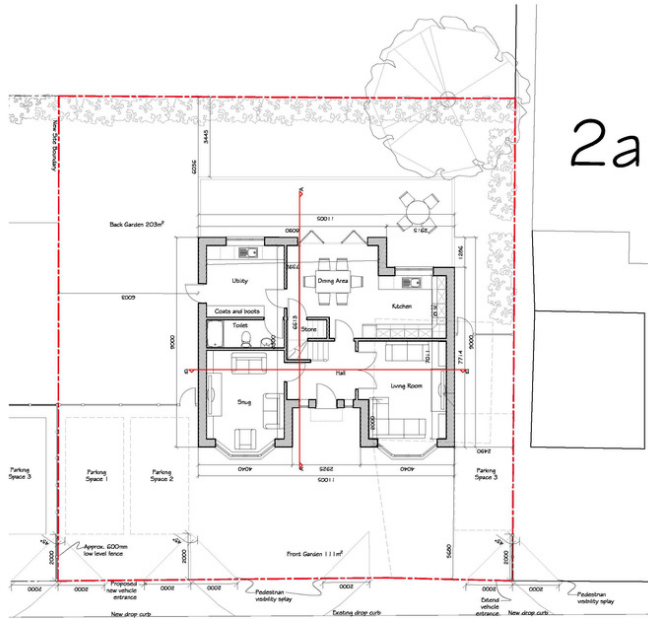
Leicester - 7 miles

Lutterworth - 10 miles

The plot is in the popular suburban village of Narborough in Blaby, Leicestershire. The village benefits from a train line direct to Leicester and Nuneaton, a David Lloyd gym, primary schools, pubs and restaurants and employment opportunities within the settlement.

It is well located with the M1, M69 and the A5 all in easily accessible distance, along with frequent bus and train routes running into Leicester and the surrounding towns and cities.

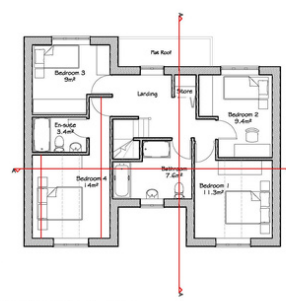




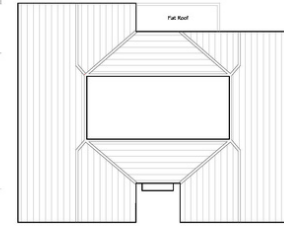
BURNS STREET

Ground Floor Plan 1:100

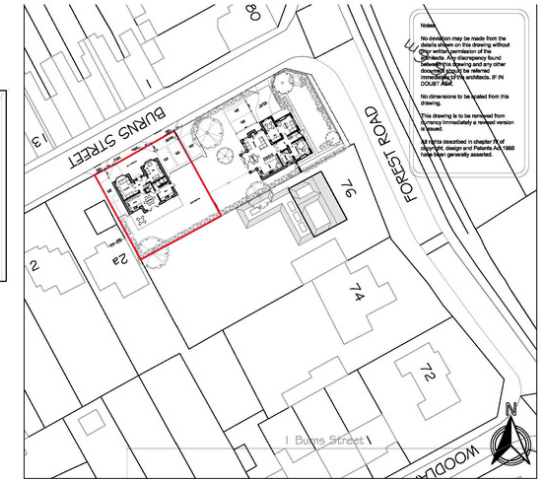
2a



First Floor Plan 1:100



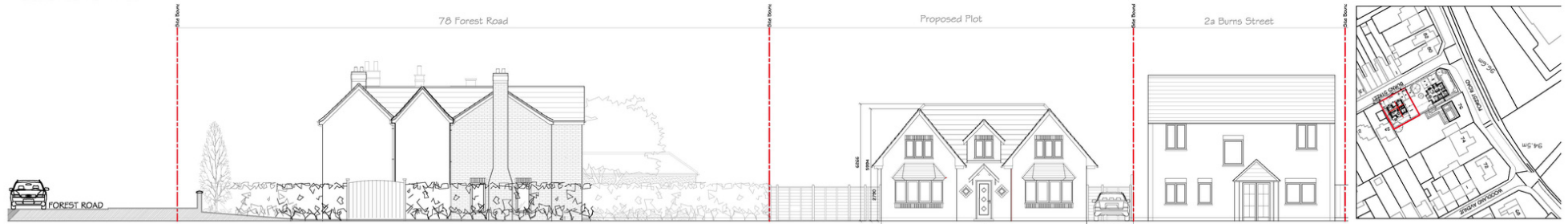
Roof Plan 1:100



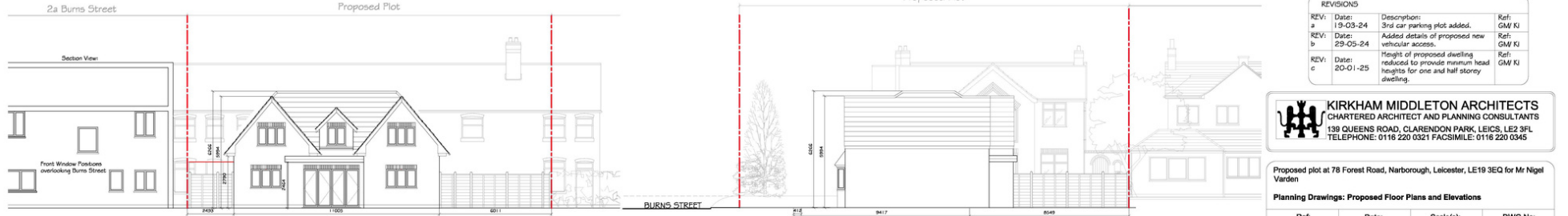
Location Plan Scale 1:500



East Elevation 1:100



Front Elevation 1:100



Rear Elevation 1:100

West Elevation 1:100



Site Plan Scale 1:1250

REVISIONS			
REV:	Date:	Description:	Ref:
a	19-03-24	3rd car parking plot added.	GM/KI
b	29-05-24	Added details of proposed new vehicular access.	Ref: GM/KI
c	20-01-25	Height of proposed dwelling reduced to provide minimum head heights for one and half storey dwelling.	Ref: GM/KI

KIRKHAM MIDDLETON ARCHITECTS
 CHARTERED ARCHITECT AND PLANNING CONSULTANTS
 139 QUEENS ROAD, CLARENDON PARK, LEICS. LE2 3PL
 TELEPHONE: 0116 220 0321 FACSIMILE: 0116 220 0345

Proposed plot at 78 Forest Road, Narborough, Leicester, LE19 3EQ for Mr Nigel Varden

Planning Drawings: Proposed Floor Plans and Elevations

Ref:	Date:	Scale(s):	DWG No:
GM / ATH/KI	January 2025	1:100 at A1 (unless otherwise stated)	690/P02c



Description

The plot (behind Forest Road) extends to 0.11 acres (453 sq m) with frontage to Burns Street (where the new access will be created (at point X on the plan)). The existing garage will need to be demolished.

The approved plans for the house that extends to approximately 1,885 sq ft (175 sq m) provide for a detached house with 4 bedrooms over two storeys – the accommodation is as follows:

Ground Floor: Hall, Living Room, Kitchen Dining Room, Utility Room, Snug

First Floor : Bedroom 1 (d), Bedroom 2 (s), Bedroom 3 (s), Family Bathroom
Bedroom 4 (d) with En-Suite

Outside the plot has access from Burns Street with provision for 3 car parking spaces to the front of the plot and an enclosed garden to the rear.

The approved plans and a site plan are shown below.

Planning

Full planning permission was granted by Blaby District Council, under the application reference 24/0800/FUL and approved on the 30th June 2025:

“For the erection of a two-storey 4-bedroom, detached dwelling with space for 3 parking spaces.”

There are 13 conditions attached to the permission that the purchaser should make themselves aware of - including that the development must be commenced within 3 years.

A copy of the planning application is contained within the auction pack.



Tenure & Possession

The property is offered for sale freehold with vacant possession being given on completion of part Title No. LT313594.

Services

It is believed that mains water, drainage, gas and electricity are available in Burns Street.

Purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of these services.

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 within the particulars is for identification purposes only.

Rights of Way Etc

The property is accessed directly from Burns Street to the 3 provided spaces. The vendor will provide a warranty that they will complete the works to their parking spaces within the allocated timescale.

The purchaser will be responsible for erecting a 6ft close boarded fence between points A-B on the attached plan and to thereafter maintain it.

Local Authorities

Blaby District Council: 0116 275 0555
Leicestershire District Council: 0116 232 3232
Severn Trent water: 0345 124 2424
National Grid: 0800 096 3080

Method of Sale

The property is being offered for sale by auction. All details, terms, conditions and contract pack are available on our website.

Auction end date: Tuesday 9th December 2025 at midday.

Online Auction Access

Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions' in the main heading menu then 'Online Auctions'. To bid; click 'Register' and verify your email address. Should you be successful in the purchase of this property, the following payments are due upon exchange:

£6,000 (inc. VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:

- Auctioneers Buyers Premium - £3,000. (inc. VAT)
- Auction Platform Fee - £1,980 (inc. VAT)
- £1,020. towards deposit.

The remainder of the 10% deposit of the purchase price is due by 12pm the next working day.

The purchaser is subject to the following payments upon completion:

- Balance of the purchase price
- Search fees - £195.40 (plus VAT)
- Administration fee - £480 (inc. VAT)

Auction Pack

A comprehensive digital information pack has been set up and is contained within the auction platform.

- Contract & Transfer
- Title Documentation
- Pre-contract enquiries
- Searches
- Full planning application documentation

Anti Money Laundering Regulations

To enable us to comply with 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.

What3Words

Using the What Three Words app

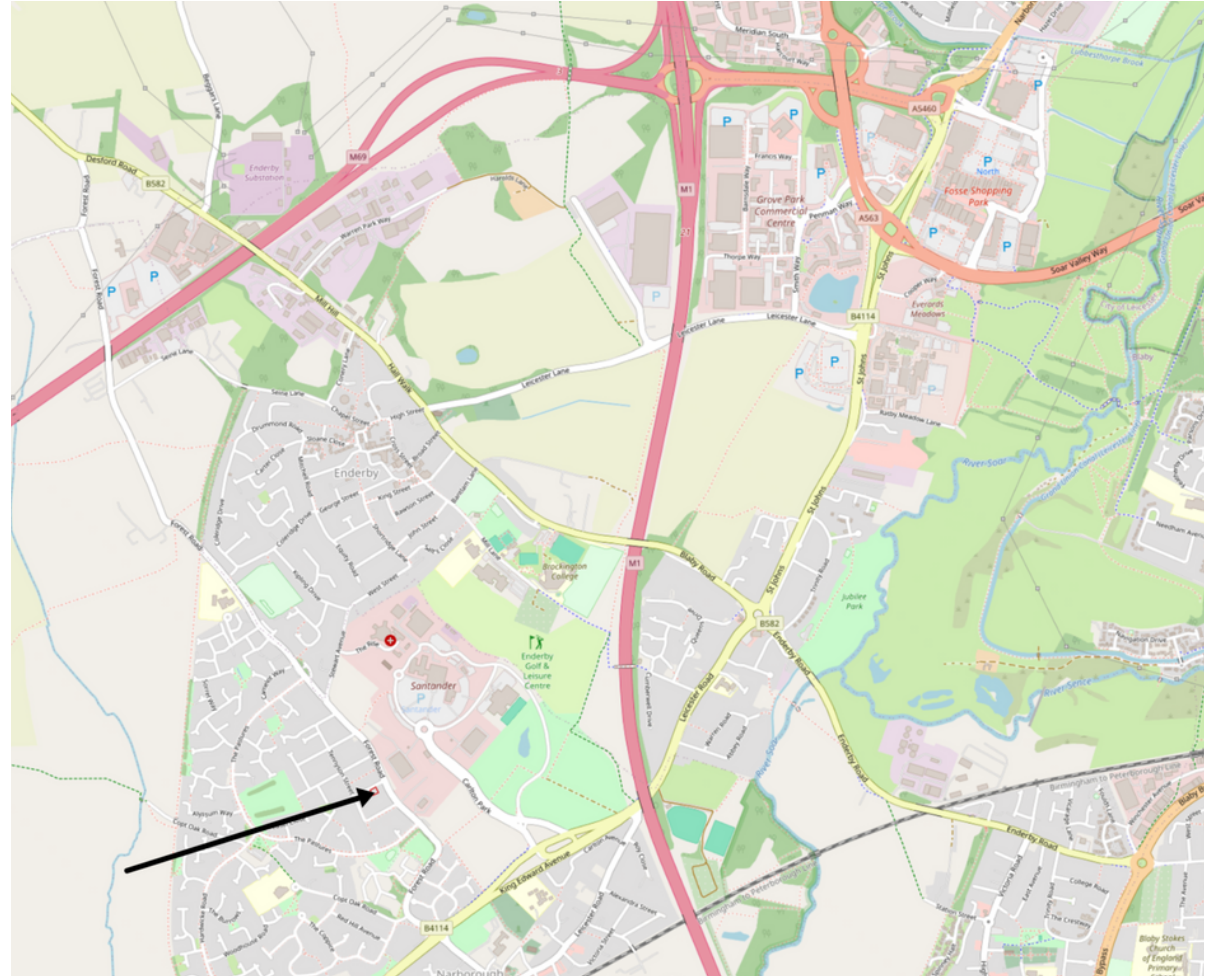
///voice.apple.hopefully

Viewing

Viewings are by appointment during daylight hours with a copy the brochure to hand.

Neither the vendors or the agents are responsible for the safety of those viewing the property, and persons taking access do so entirely at their own risk.

Please contact the selling agents Howkins & Harrison on 01788 564680 to confirm a viewing time.



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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