

CGI for indicative purposes only.

JAMES
SELICKS

Plot One

Land adjacent to 115 Lubenham Hill
Market Harborough



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An exciting opportunity to acquire one of two adjacent building plots, with planning permission granted for the erection of a superb five-bedroom, five-bathroom home. Designed with contemporary flair and modern open plan living in mind, the proposed dwelling extends to some 4144 Sq. Ft, and is located on one of Market Harborough's most favoured tree-lined roads.

Planning ref: 20/01084/FUL • Entrance hall • WC • Boot room • Open plan living dining kitchen • Sitting room • Study/Snug • Extensive basement • Master bedroom with dressing area & ensuite bathroom • Four further double bedrooms with ensuite shower rooms • Triple garage • Double electric gates • Large driveway • Rear garden • Total plot approx. 0.21 acres •

Accommodation

Planning permission 20/01084/FUL (www.harborough.gov.uk) is extant and offers the opportunity to build a superbly designed five-bedroom, five bathrooms home located in one of Market Harborough's most popular locations.

The planning consent is for two proposed dwellings, both plots are being offered for sale by a separate negotiation. The existing dwelling at 115 Lubenham Hill may also be available via a separate negotiation.

The proposed accommodation for Plot One in brief comprises:

Hallway

- Two cloakroom cupboards either side of entrance door.
- Stairs down to basement and up to first floor.
- Additional storeroom in hallway.
- Two windows either side of front door.

Study/Snug

- Large window to front elevation.

Cloakroom/WC

- Cloakroom from hall leading into WC with toilet, sink and window to side elevation.

Boot Room

- Boot room with storage cupboards/worksurfaces.
- Door to side.
- Window to side elevation.

Lounge

- Double doors leading to lounge from hallway.
- Further double doors leading into open plan kitchen area.
- X2 sets of bifold doors to rear garden area.
- X2 windows to side elevation.
- The design includes a chimney, so a fireplace could be a feature.

Open Plan Kitchen/Living/Dining

- Large window to front elevation and X2 windows to side elevation.
- X2 bifold doors to rear and side elevation.
- Kitchen area at the front with worktops and island with seating area.
- Further dining area and living space to the rear.
- Wine store in the kitchen.

Basement

- Two bifold doors to a side patio.
- Thought idea for use as a gym/entertainment/bar area.

Landing

- Staircase to ground floor.
- Void area to front.
- Integral fitted cupboard.



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Master Bedroom

- Double bedroom.
- Integral dressing area in bedroom and walk in wardrobe area with window to front.
- En-suite with bath, shower, sink and toilet, two windows to front and side elevations.
- Two bifold doors with balconies to side and rear elevations.

Bedroom Two

- Double bedroom.
- Two windows to side elevations.
- Bifold door to rear leading onto a patio area.
- Ensuite with corner shower, sink and toilet.

Bedroom Three

- Double bedroom.
- Window to front elevation.
- Ensuite with shower, sink and toilet.

Bedroom Four

- Double bedroom.
- Window to side elevation.
- Integral wardrobe.
- Ensuite with shower, sink and toilet.

Bedroom Five

- Double bedroom.
- Window to side elevation.
- Ensuite with shower, sink and toilet.

Outside

- Double electric gates to a large driveway
- Triple garage.
- Stairs down to lower patio.
- Rear garden



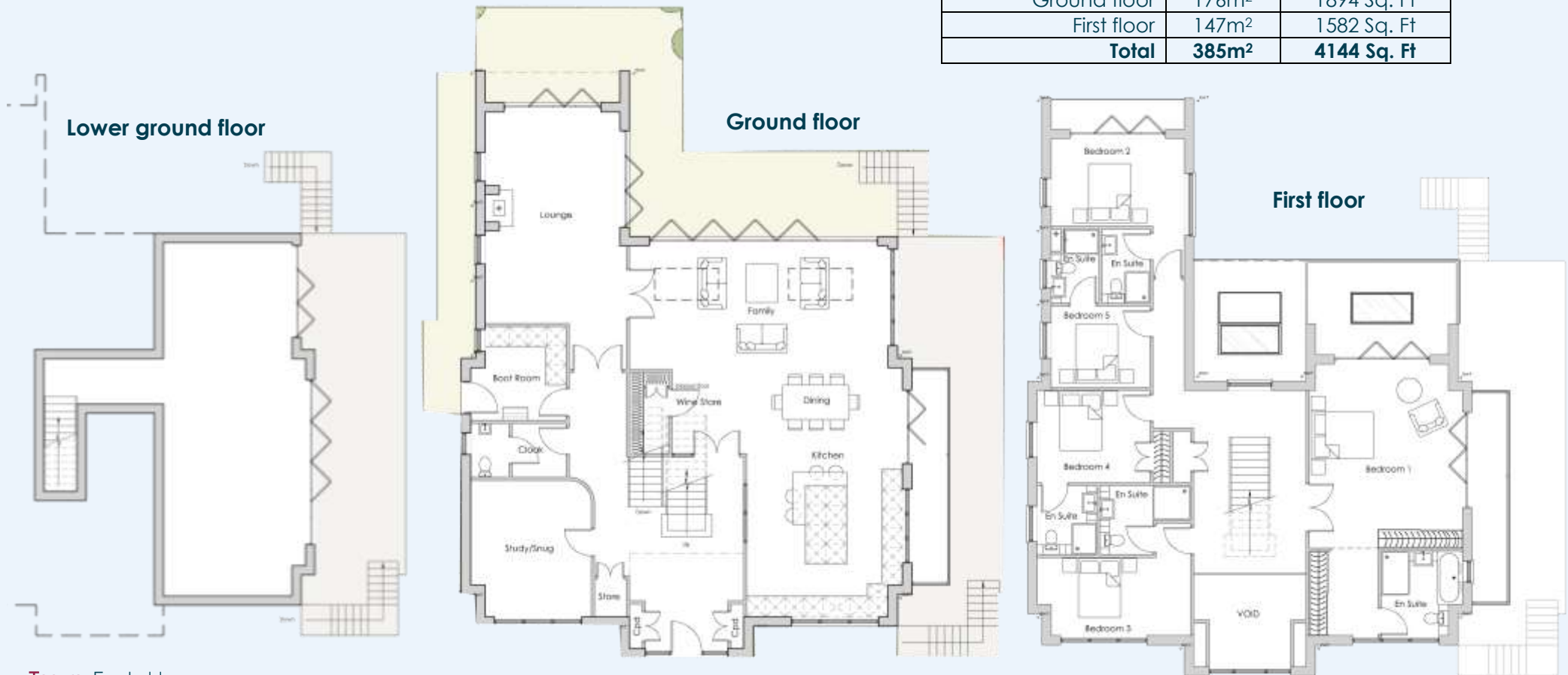
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*Measurements are approximate, and floorplans are not to scale.

Schedule of Accommodation		
Lower ground floor	62 m ²	667 Sq. Ft
Ground floor	176m ²	1894 Sq. Ft
First floor	147m ²	1582 Sq. Ft
Total	385m²	4144 Sq. Ft



Tenure: Freehold.

Local Authority: Harborough District Council.

Tax Band: TBC via Valuation Office once built.

Services: Gas – not connected.

Electric, water and drainage – all to be connected at buyer's cost.

Special Note

There is a pre-fab garage on a concrete plinth on the plot, which will be the responsibility of the buyer to remove.

Purchasers Pack

A purchaser's pack with planning documents is available on request. Further information can also be found at www.harborough.gov.uk ref: 20/01084/FUL.

Please Note

We as agents do not have information relating to the build costs associated with the construction of the proposed scheme. Proposed purchasers are encouraged to seek independent guidance relating to material and construction costs before committing to a purchase.

Plot One

Plot Two

Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Location

Situated within walking distance of the town centre, Lubenham Hill is a tree-lined, hugely popular, and desirable road. Market Harborough is a charming market town situated approximately fifteen miles north of Northampton and approximately fifteen miles south east of Leicester city centre. The High Street which now offers a variety of individual shops, boutiques, hotels, and restaurants, in addition to retailers including Waitrose, Tesco, Waterstones, The White Company and many more. There is also a mainline rail link to London St. Pancras International which may be reached in an hour. Market Harborough provides easy access to the M1, A14 and M6.

Satnav Information

The postcode of the plot is LE16 9DG, and adjacent to 115 Lubenham Hill.

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