



JAMES
SELICKS

CGI for indicative purposes only.

Plot Two

Land adjacent to 115 Lubenham Hill
Market Harborough

An exciting opportunity to acquire one of two adjacent building plots, with planning permission granted for the erection of a superb four-bedroom, four-bathroom home. Designed with contemporary flair and modern open plan living in mind, the proposed dwelling extends to some 2841 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 • Master bedroom with dressing area & ensuite bathroom • Three further double bedrooms with ensuite shower rooms • Triple garage • Large driveway • Rear garden • Total plot approx. 0.25 acres

Accommodation

Planning permission 20/01084/FUL (www.harborough.gov.uk) is extant and offers the opportunity to build a superbly designed four-bedroom, four bathroom home located on 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 Two in brief comprises:

Hallway

- 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.
- Bifold doors to rear garden area.
- Patio doors to garden area.
- Two 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 three windows to side elevation.
- Bifold doors to rear 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.

Landing

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



Entrance to the site.

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Master Bedroom

- Double bedroom.
- Integral dressing area in bedroom and walk in wardrobe area with window to front.
- Ensuite with bath, shower, sink and toilet, two windows to front and side elevations.
- Bifold doors with balcony to rear elevation.

Bedroom Two

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

Bedroom Three

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

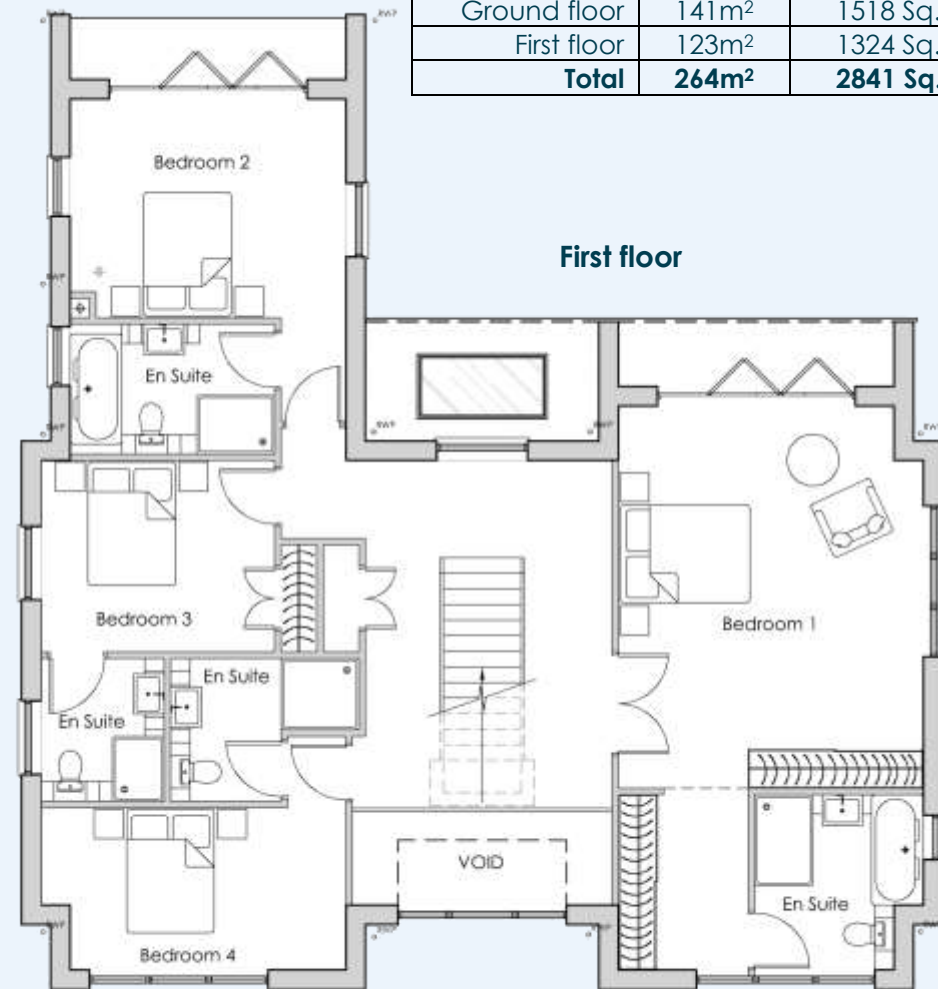
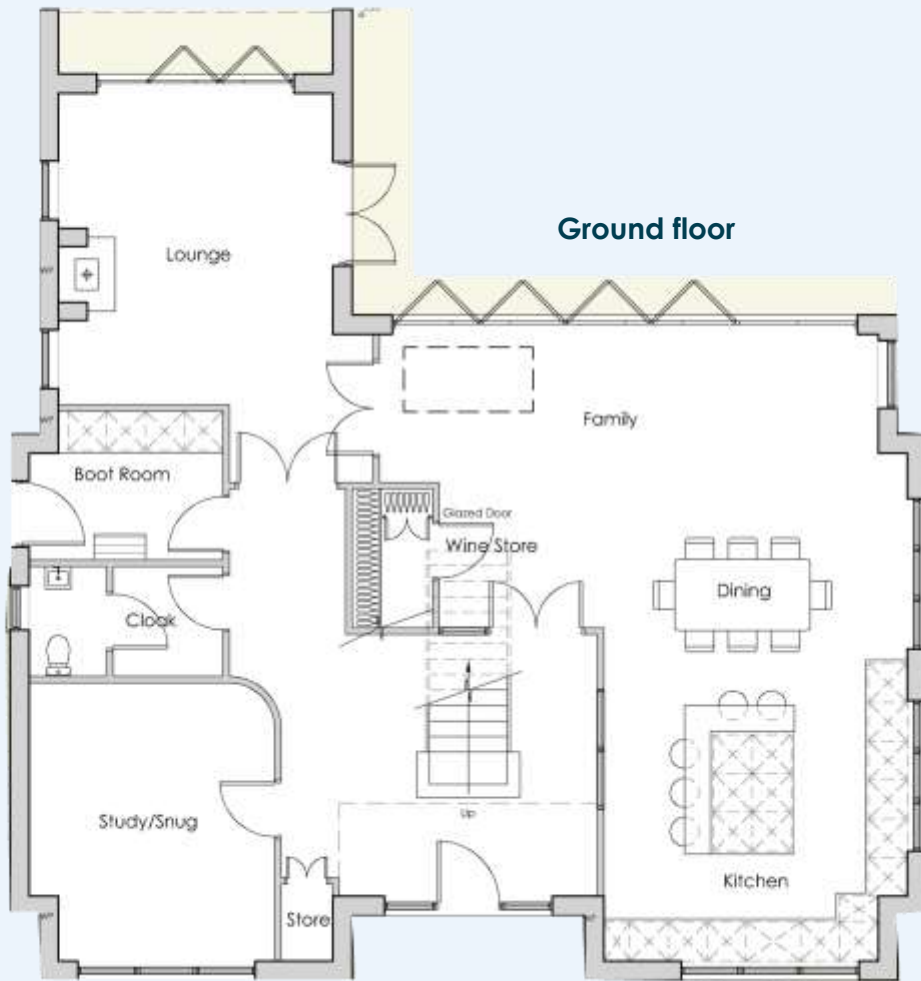
Bedroom Four

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



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



Schedule of Accommodation		
Ground floor	141m ²	1518 Sq. Ft
First floor	123m ²	1324 Sq. Ft
Total	264m²	2841 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.

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.

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.

Plot One

Plot Two

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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.

