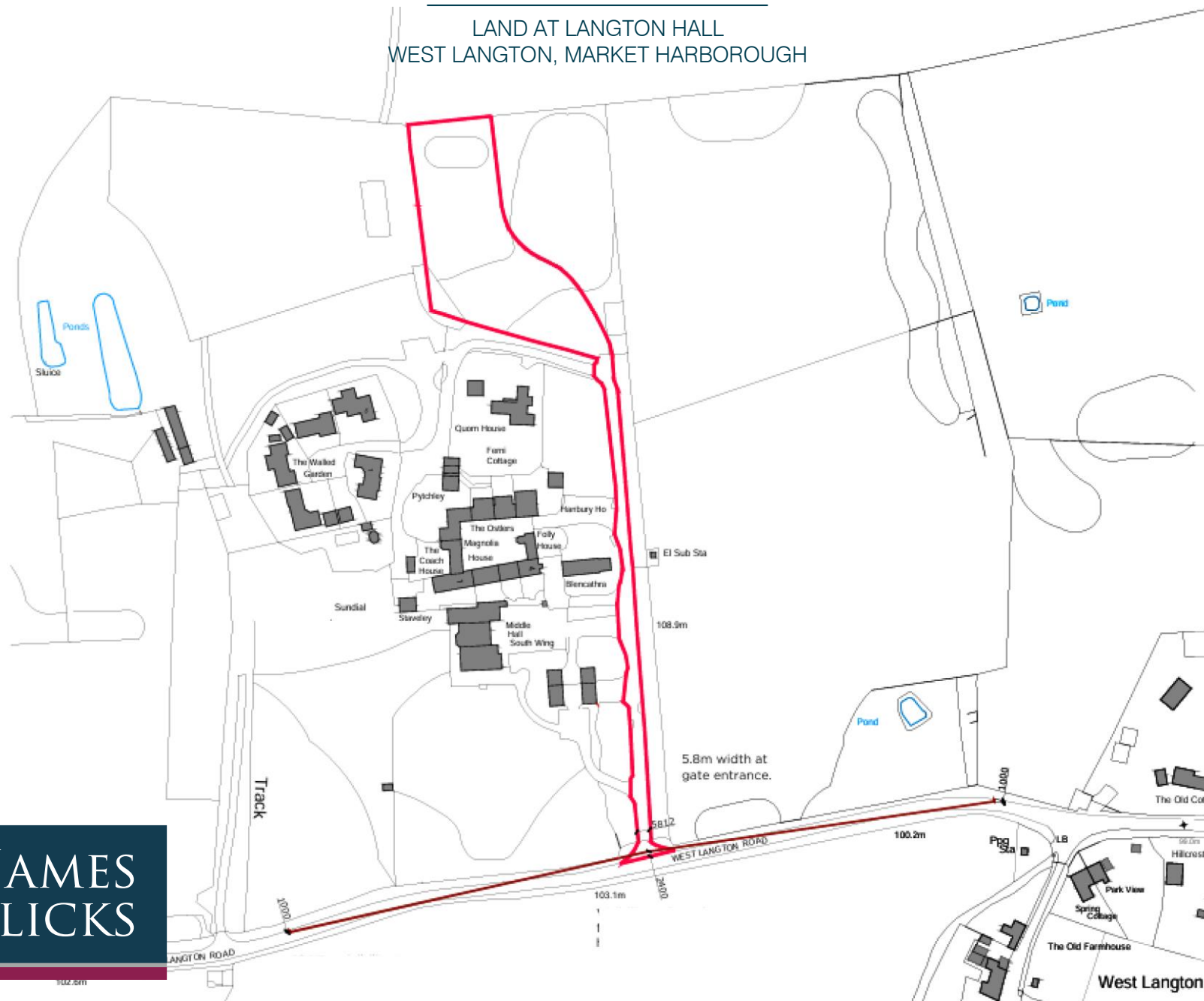


# DEVELOPMENT OPPORTUNITY

LAND AT LANGTON HALL  
WEST LANGTON, MARKET HARBOROUGH





JAMES  
SELLICKS  
LISTED BUILDINGS

A unique opportunity to acquire a magnificent building plot in a delightful parkland setting, in the grounds of the historic Grade II Listed Langton Hall.

GUIDE PRICE: £850,000

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY, BOOKED THROUGH THE OFFICE



#### The Site

Approached by the main driveway to Langton Hall, the site comprises a mature, parkland setting of approximately 1.2 acres providing privacy and a peaceful environment with attractive views over open countryside and parkland.

Planning Permission has been granted in outline (subject to reserve matters) in August of this year, for a custom and self-build house to the design of the purchaser, in all likelihood to be a 5 bedroom house extending to 6,300 square feet or thereabouts.

This plot represents a unique opportunity, the like of which has not been seen in the writer's 35-year experience. The ability to design and build a home for a buyer's own use in a splendid setting will be an exciting proposition to many.

#### Purchasers Pack

A detailed purchaser's pack has been prepared, including the appeal decision. Advice to navigate the eligibility criteria and process is available through the office.

#### Location

West Langton is a small rural hamlet laying some nine miles south of Leicester City Centre and four miles from the market town of Market Harborough, both offer a wide range of recreational, leisure and shopping amenities and mainline railway stations into London St Pancras.

West Langton is situated in the heart of Leicester high country, famed for the scenery and unspoilt rolling countryside. The area provides access to some of the county's most sought-after schooling, both in the state and private sector with Church Langton village school, Stoneygate, Leicester Grammar, Oakham and Uppingham all within a sensible commute.

Langton Hall is a stunning Grade II listed country house, which has been sympathetically developed into luxurious properties. The kitchen garden site was a later development, together with the conversion of Grade II Listed stables, and the whole provides security and tranquillity and in a most attractive parkland setting.

#### Directional Note

Proceed out of Market Harborough via the A6 Leicester Road in a northerly direction, taking the third exit at the roundabout as signposted to The Langtons. Continue along the B6047, taking the second left hand turn. Upon entering the village of West Langton take the first right hand turn into the grounds of Langton Hall, via a delightful grand entrance through the gravelled driveway, past the hall and stable conversion on the left hand side, the driveway eventually leads to the consented site where it may be found via the wooden gated entrance.



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#### 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.



JAMES  
SELICKS