

Total area approx: 0.12 acres (485.59 m²)
Plan for indicative purposes only



Baileys Lane, Burton Overy, Leicestershire

A Rare Chance to Build Your Dream Home in a Prestigious Village Setting

This is a truly exceptional opportunity to acquire a building plot with full detailed planning consent for two distinct home designs, allowing you to create a residence that aligns perfectly with your vision and lifestyle.

Located in the heart of one of Leicestershire's most desirable conservation villages, this plot offers the chance to build a bespoke home that harmonizes modern convenience with timeless charm. With two fully approved architectural styles to choose from, you can maximize the potential of the site and design a property tailored to your needs.

Location – A Prestigious Conservation Village

Nestled in the heart of Burton Overy, this charming village is renowned for its beauty, strong community spirit, and picturesque surroundings. Offering a perfect balance of rural tranquillity and modern convenience, the village benefits from:

- ✓ Outstanding state and private schools nearby, including Stoneygate School & Leicester Grammar (5-minute drive)
- ✓ Easy access to Leicester, Market Harborough, and Great Glen
- ✓ Mainline rail services from Market Harborough to London St Pancras in under an hour
- ✓ Excellent transport links, with quick access to the M1 motorway

A Unique Opportunity Not to Be Missed

This is an incredibly rare opportunity to build a bespoke home, with two fully approved designs providing flexibility in style and function. Whether you're looking for a forever home, an investment opportunity, or a property that offers adaptability, this plot is brimming with potential.

Contact us today for further details and to receive the Purchaser's Pack including comprehensive plans for both approved designs.

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.



CGI for indicative purposes. Planning Ref: 23/01468/FUL

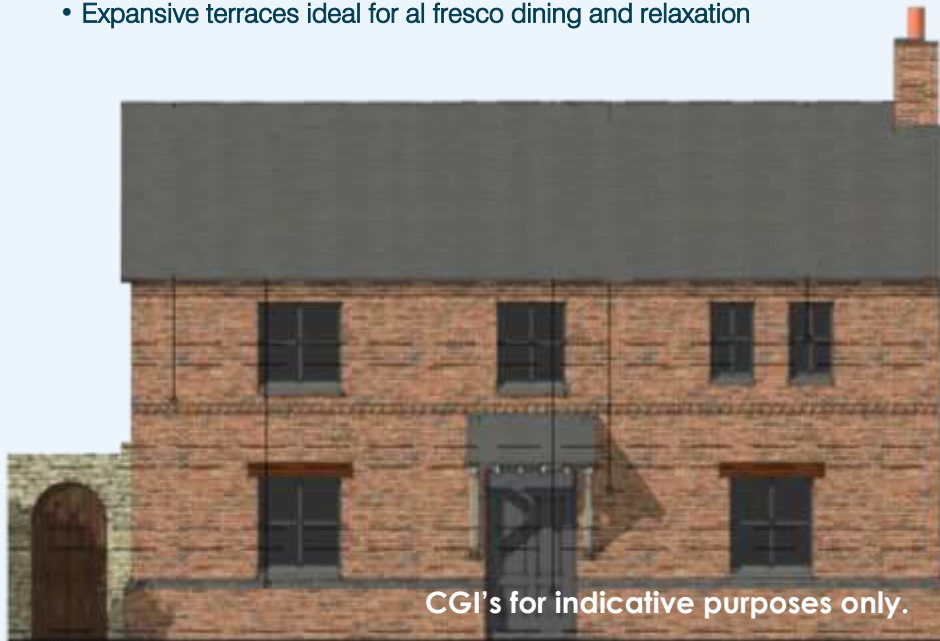


CGI for indicative purposes. Planning Ref: 18/01535/FUL

Option One: Elegant & Versatile Village Retreat – A Light-Filled Sanctuary with **Scenic Views**

Key details of this stunning design include:

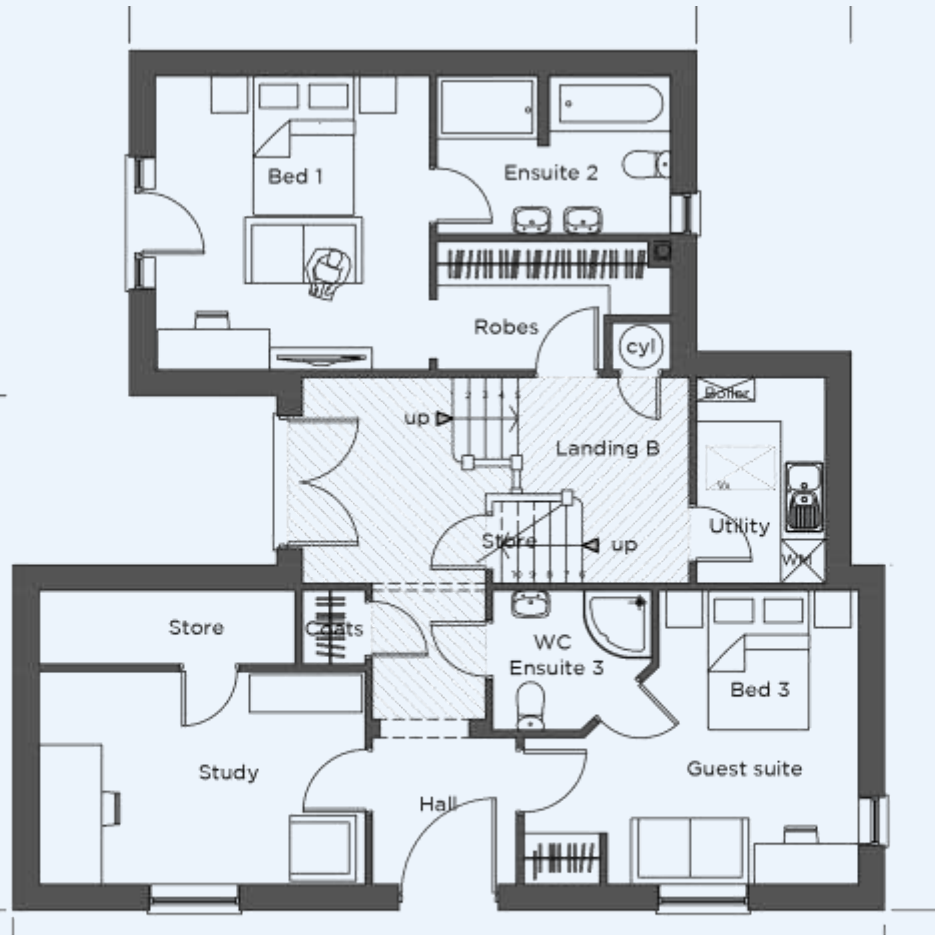
- Approx. 1,931 Sq. Ft
- Customizable layout – adaptable spaces to suit your lifestyle
- Spacious, open-plan kitchen, dining & living area with direct access to outdoor terraces
- Three/Four well-proportioned bedrooms, including two ground-floor bedrooms for added versatility
- Two master bedroom suites with ensuite, dressing area, and picturesque outlook
- Expansive terraces ideal for al fresco dining and relaxation



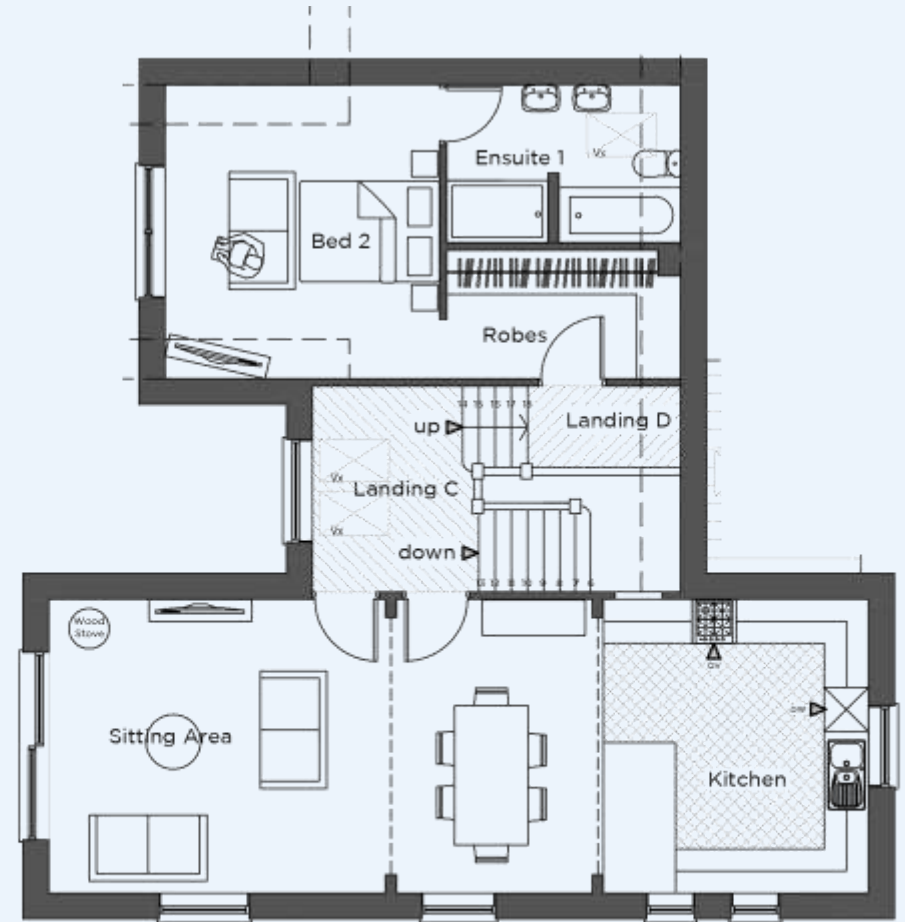
OPTION 1 - Planning Ref: 18/01535/FUL

Total house GIA = 179.4 M² (1931 Ft²) incl.
garage, office & plant room

Measurement approximate. Plan not to
scale and for illustrative purposes only.



Proposed ground floor



Proposed first floor

Option 2: Contemporary Country Village Home

This beautifully designed three-bedroom home has been carefully planned to maximize space, light, and adaptability. Key features include:

- Approx. 2,239 Sq. Ft (including garage, office & plant room)
- Spacious, open-plan kitchen, dining & living area with direct access to outdoor terraces
- Three well-proportioned bedrooms, including a ground-floor bedroom
- Master bedroom with ensuite and a picturesque outlook
- Additional home office, utility/boot room, and ample storage
- Seamlessly connected outdoor spaces to soak in the tranquil setting
- Intelligently designed layout, allowing for future reconfiguration to meet changing needs
- Integral garage, which offers the potential to be converted into a luxurious guest suite or fourth bedroom

CGI's for indicative purposes only.



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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,

OPTION 2 - Planning Ref: 23/01468/FUL

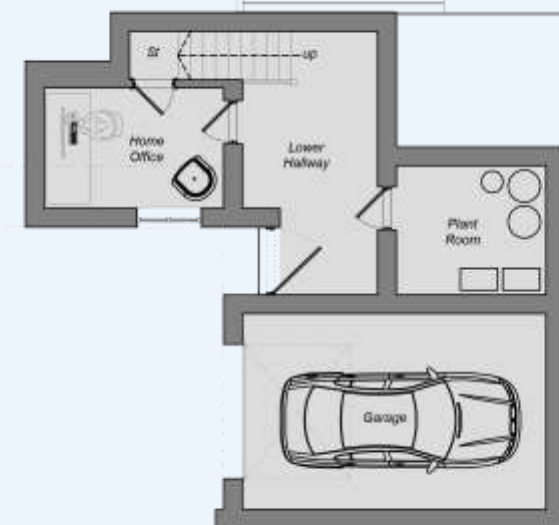
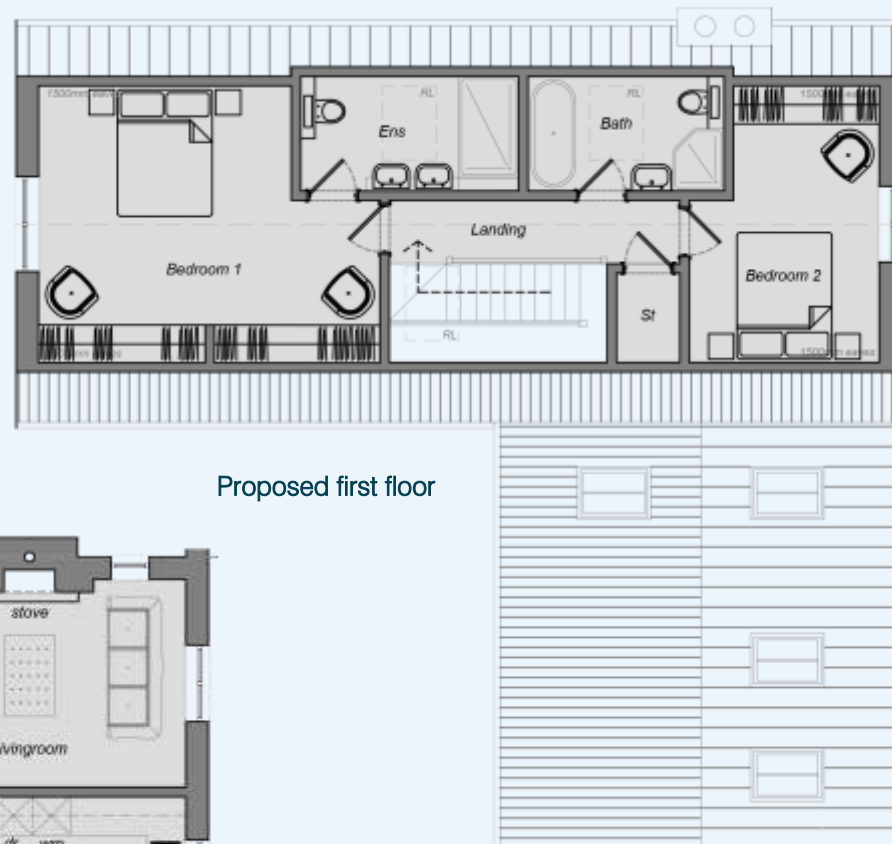
Total House GIA – 208m² (2,239 sq. ft) incl. garage, office & plant room

Measurement approximate. Plan not to scale and for illustrative purposes only.

Proposed ground floor



Proposed first floor



Proposed garage & lower ground floor

JAMES
SELICKS

