

# PROPOSED DEVELOPMENT AT

LAND TO THE REAR OF 10 LAUGHTON ROAD, LUBENHAM, MARKET HARBOROUGH

## Proposed Plot One



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

## Proposed Plot Two



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

A superb opportunity to acquire a prime residential development site with full planning consent for two thoughtfully designed dormer bungalows in the highly sought-after village of Lubenham, near Market Harborough.

Full planning permission (Ref: 24/00865/FUL, April 2025) for two new homes • Development comprises two 2-bedroom dormer bungalows (77m<sup>2</sup> & 78m<sup>2</sup>) • Approved designs include private gardens and on-plot parking • High-quality materials specified to complement the village character • Access and turning facilities approved for safe and convenient use • Biodiversity Net Gain condition ensures ecological enhancements • Located in Lubenham, a sought-after village near Market Harborough • Excellent transport links, including London St Pancras in 1 hour by rail • Ready-to-build opportunity, appealing to developers, investors, or private buyers •

### The Proposed Development

This attractive development site presents a unique chance to deliver a pair of bespoke two-bedroom dormer bungalows in the charming village of Lubenham, just a short distance from the thriving market town of Market Harborough. With planning permission already secured, the site offers an immediate build opportunity and the prospect of creating highly saleable homes in a location with proven demand.

Planning permission (Ref: 24/00865/FUL, granted April 2025) allows for the erection of two thoughtfully designed properties:

**Plot 1** – A two-bedroom, dormer bungalow (approx. 78m<sup>2</sup>/ 839 ft<sup>2</sup>)

**Plot 2** – A two-bedroom, dormer bungalow (approx. 77m<sup>2</sup>/ 828 ft<sup>2</sup>)

The homes have been designed to combine modern living with the traditional character of their surroundings. Each property will benefit from a private garden, on-plot parking, and well-proportioned interiors ideally suited to today's lifestyle requirements. External materials have been specified through planning to ensure the development complements the setting and enhances the character of the area.

Access arrangements and turning facilities have been approved, providing safe and convenient entry from Laughton Road. Biodiversity enhancements form part of the scheme, ensuring an environmentally responsible development that will add long-term ecological value.

### Opportunity

This site is ideally suited to small-scale developers, builders, or private individuals seeking a ready-to-go project. With full planning secured, the site represents a straightforward build opportunity in a location where demand for quality homes consistently outstrips supply. Equally, for those considering a personal build, the scheme offers the chance to create two highly efficient, modern homes in a desirable village setting – perfect for downsizers, professionals, or small families.

### Please note

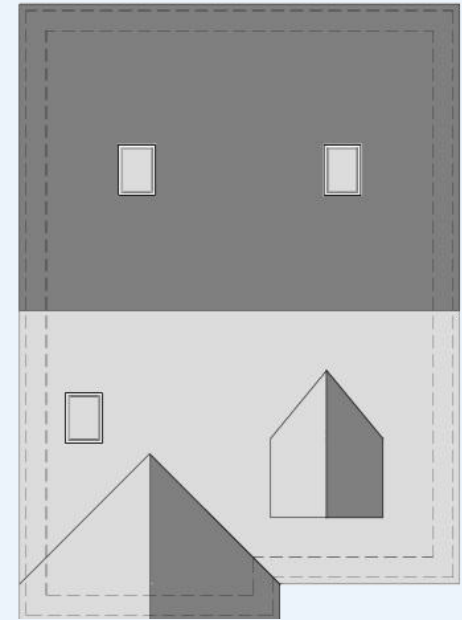
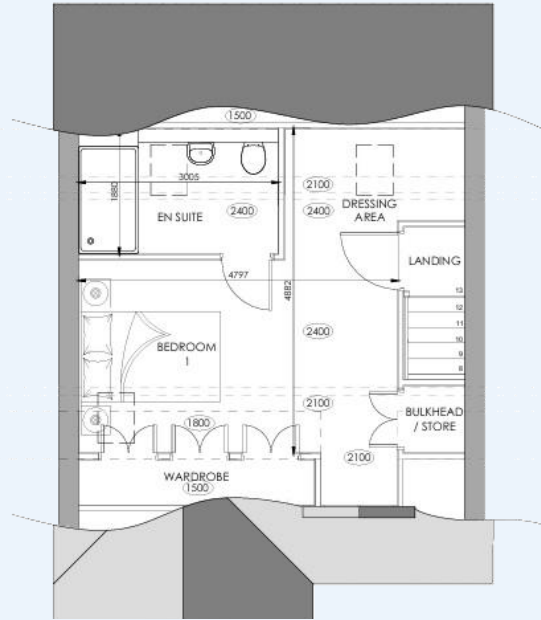
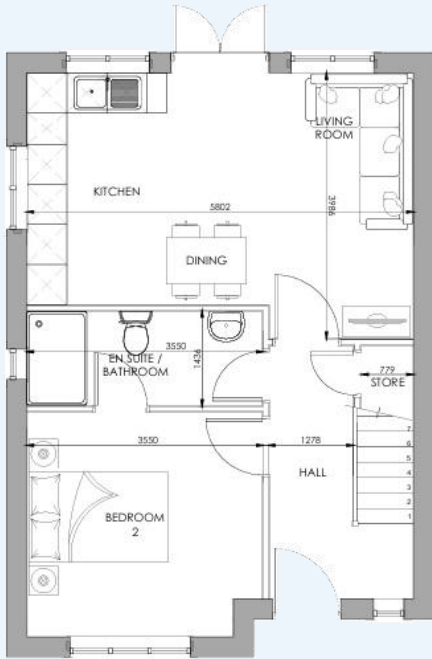
**The buyer will need to arrange services to the site themselves.** We as agents do not have information relating to the approximate build costs associated with the construction of the proposed. Prospective purchasers are encouraged to seek independent guidance relating to material and construction costs before committing to a purchase.

### Location

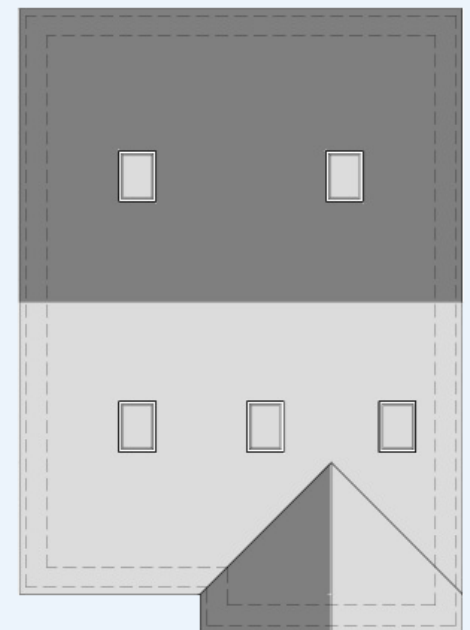
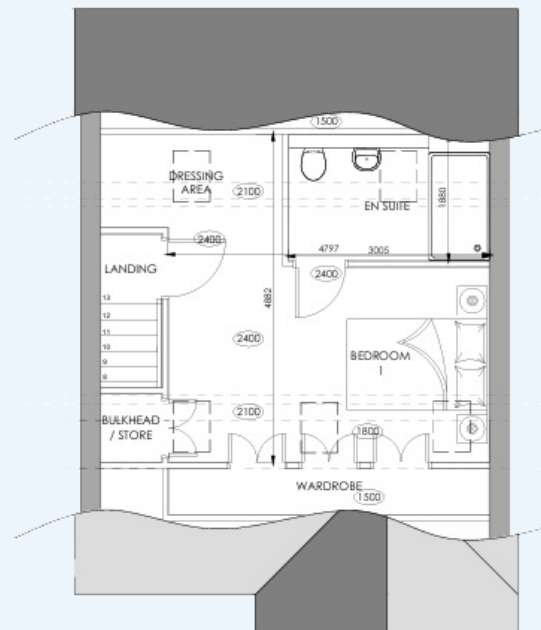
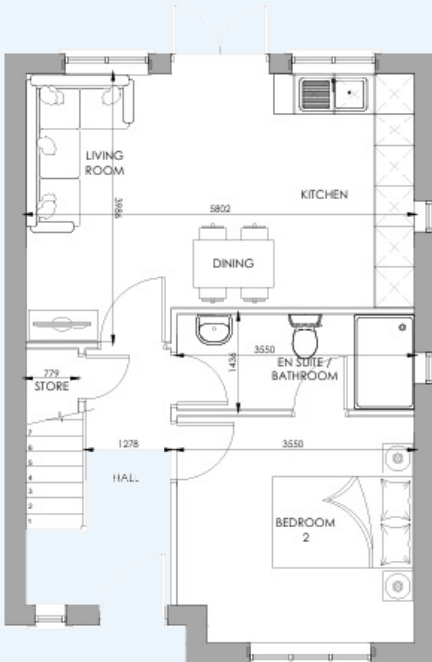
Lubenham is a highly regarded village set amidst rolling Leicestershire countryside, offering the perfect balance of rural tranquillity and convenience. The village itself provides everyday amenities, including a primary school, public house, and active community, while nearby Market Harborough (2 miles) offers an excellent range of shopping, dining, leisure, and educational facilities.



**Plot One - Proposed Floorplan**  
(approx. 78m<sup>2</sup>/ 839 ft<sup>2</sup>)



**Plot Two - Proposed Floorplan**  
(approx. 77m<sup>2</sup>/ 828 ft<sup>2</sup>)



Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@jamesseilicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

jamesseilicks.com



#### 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

