

Alexanders



BURNTHORN

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Peckleton Road, Kirkby Mallory



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## Peckleton Road, Kirkby Mallory

- Exciting redevelopment opportunity
- Outline planning permission granted for two dwellings
- Three reception rooms and two bedrooms
- Wrap around gardens and extensive off-road parking
- Panoramic countryside views
- Detached bungalow in sought after location
- Circa 1,500 square feet of living space
- Planning HBBC reference: 23/00384/OUT
- EPC Rating E / Council Tax Band E / Freehold

### General Description

Alexanders are pleased to present to the market this rare and exciting opportunity to purchase a building plot for two new circa 3,000 square feet homes or a superb redevelopment opportunity of the existing 1,500 square feet bungalow to create an exceptional family home. All set within 0.37 acres surrounded by wonderful Leicestershire countryside with panoramic views across neighbouring farmland offering a view that is hard to beat.

Burnthorn is located on the edge of the sought-after village of Kirkby Mallory, as it stands the existing bungalow offers extensive wrap around gardens, inside there are three reception rooms, kitchen, two bedrooms and a family bathroom positioned off a generous hallway. There is also a cloak cupboard, larder and rear porch within the property. Attached to the side of the property is a single garage, outside W/C and store.

### Location

The position of Burnthorn is excellent for commuters, with easy access to the M1 and M69 motorways with links to the M6 superb road links into Leicester, Hinckley, Nuneaton and Birmingham. The village has a pre-school/playgroup and village shop, primary and secondary schooling is available nearby at Desford and Earl Shilton, and The Dixie Grammar School is approx. 5 miles away in the historic Market Bosworth with further amenities on offer.



## Planning

Outline planning permission was granted in October 2023 for up to two detached residential dwellings following the demolition of the existing bungalow. The current owners have obtained a topographical survey, a bat survey, design and access statement and roost assessment report, with indicative drawings to suggest floor areas of 3,000 square feet in the form of a one and a half storey design to compliment the neighbouring property and landscape that surround this exceptional plot.

To note any potential buyer will be responsible for securing detailed planning approval and will need to comply with any conditions imposed within the consent.

Full planning can be found on the Hinckley and Bosworth Council website under application number: 23/00384/OUT

Please click here for planning search: <https://pa.hinckley-bosworth.gov.uk/online-applications/>

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by electric heating.

## Local Authority

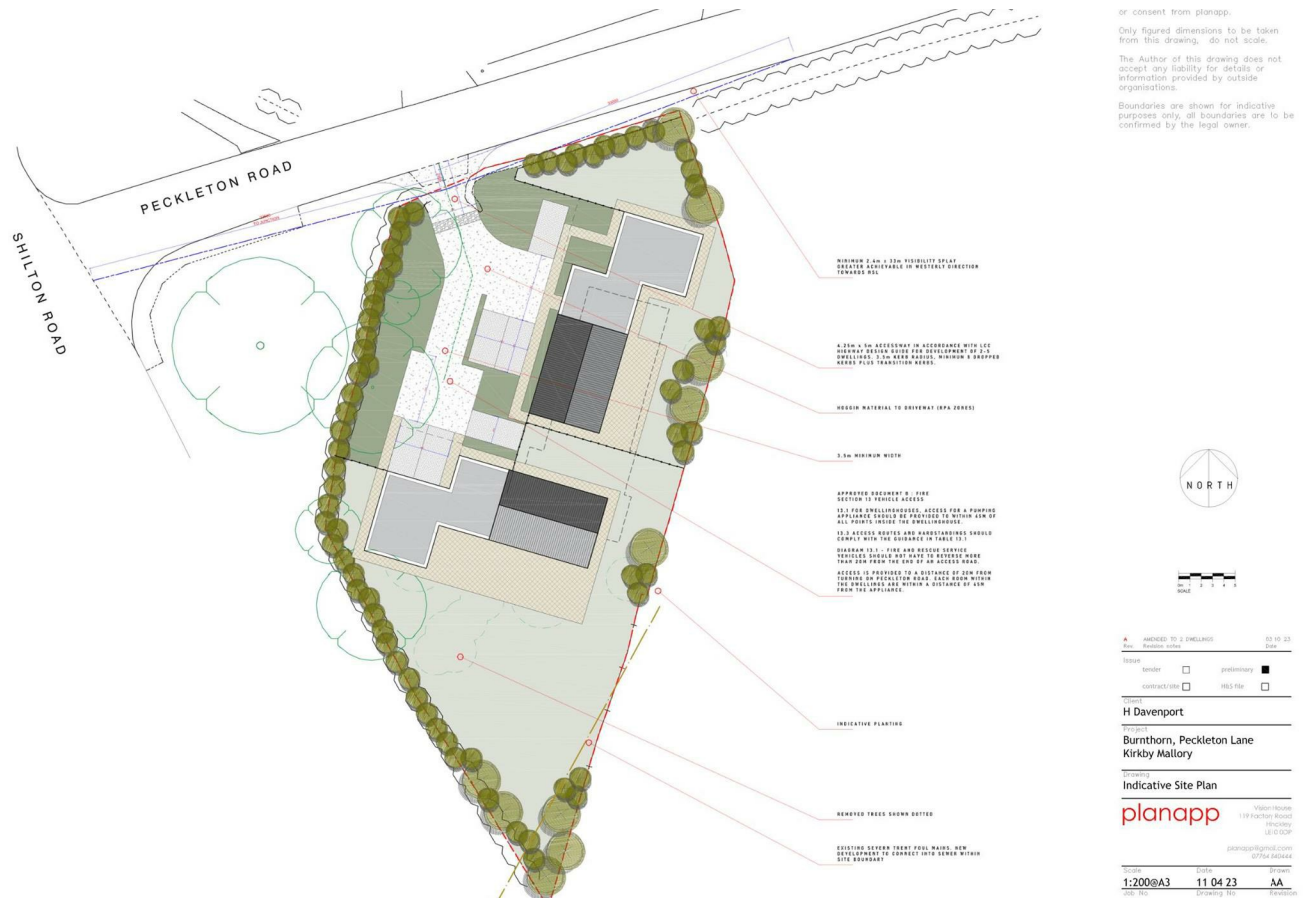
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band E.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





*Viewing by appointment only*

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.