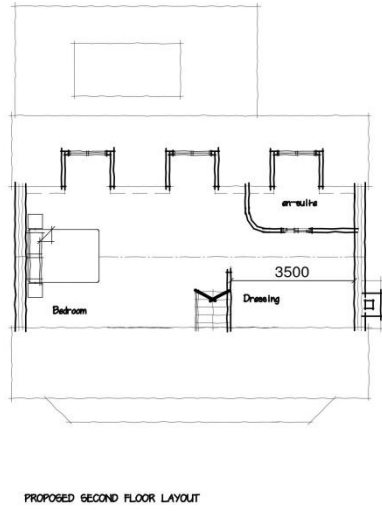


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“Often Requested and Rarely Available!”



“Often Requested and Rarely Available!”

A perfect opportunity to purchase a rarely available plot of land in a highly sought-after and established residential location, within walking distance of the town centre and benefitting from approved planning permission for a four bedroom detached residence!

Property Highlights

- Conveniently located within walking distance to the local Spar, primary and secondary academies, Welland Park recreation ground, the town centre with a variety of independent local shops and the train station with excellent commuter rail links to London St Pancras within an hour.
- Appealing to the buyers that would love the opportunity to build their own home, the plot offers the opportunity to self-build a stunning family home on a highly desirable street in the town.
- The planning permission approved is for a four bedroom detached family residence, split across three floors with a single garage and off road parking for two cars.
- The planning reference is 22/00041/FUL on Harborough District Council's planning portal.
- The plot measures approximately 29m at its longest point and 15.5m at its widest.
- The approved planning allows for a three storey property of approximately 185m² (1990ft²). The plans consist of an entrance hall, a kitchen/dining/family room, a study, a living room, a utility room, with four bedrooms and three bathrooms being on the first and second floors.
- Externally the landscaping would have to be submitted to Harborough District Council for approval. The architect who submitted the plans is available to discuss anything further with upon request.



**Gardiner Street,
Market Harborough,
LE16 9QW**

£285,000



Outside

Externally the plot of land comprises a gravelled driveway tucked behind secure timber gates. The land has been levelled off leaving some mature trees on the rear and left hand boundary. A mains sewerage connection has been established under the current lawn.