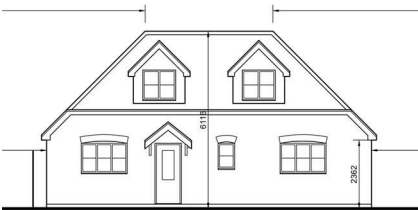


## Building Plot, Priest Meadow, Fleckney, LE8 8TZ



**£99,950**

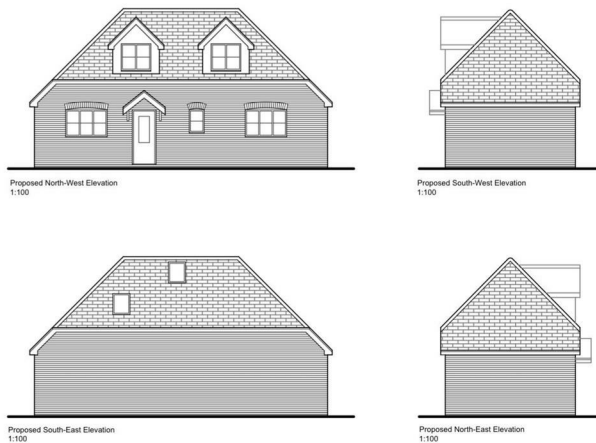
A rare and exciting opportunity to purchase a freehold building plot right near the heart of the ever popular village of Fleckney, with planning permission granted for a detached two bedroomed dormer style property (25/00680/FUL). The images within these property details have been extracted from the property planning portal where further information can be obtained by searching with the aforementioned planning reference. The plot measures approximately 15.5M to the double-gated Kilby Road boundary, 11.5M to the left, 13M to the rear and 16.3M to the right. These measurements have been provided by the Vendor on good faith and must be verified in person if you wish to purchase. Fleckney is a delightful village located between the town of Market Harborough and the city of Leicester with easy access to the M11 motorway network. Adams & Jones are pleased to present the plot for sale with no connected chain and are happy to assist with any further enquiries.

*Service without compromise*

## Site Location



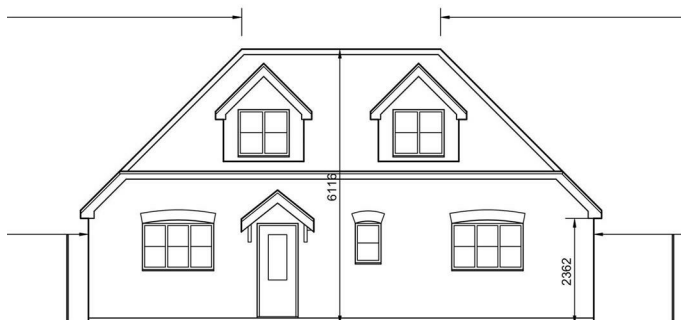
## Proposed Elevations



## Proposed Site Plan



## Proposed Front Aspect



*Service without compromise*



**Note for Prospective Buyers**

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

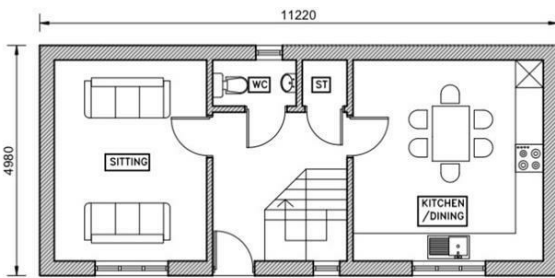
## Floor Plan



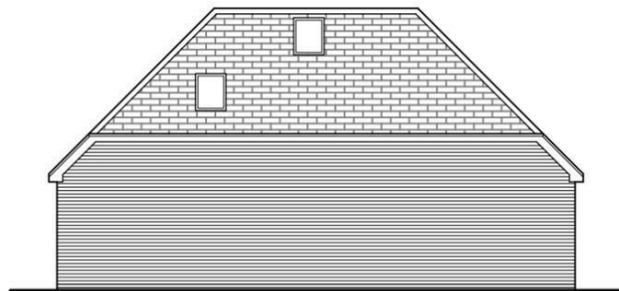
Proposed First Floor  
1:100



Proposed North-West Elevation  
1:100

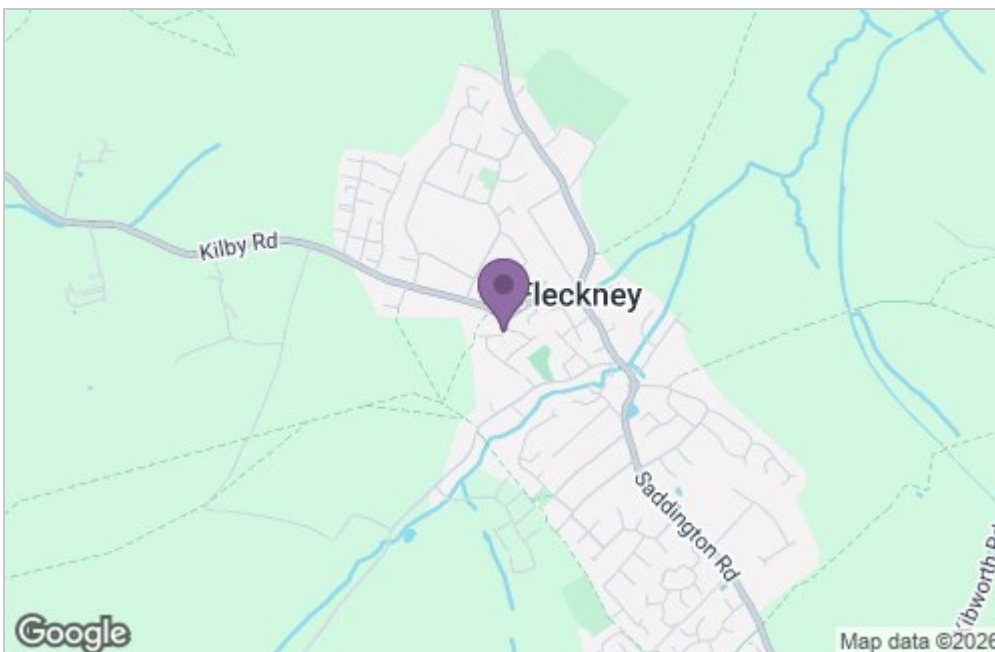


Proposed Ground Floor  
1:100



Proposed South-East Elevation  
1:100

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		