

JAMES
SELICKS

DEVELOPMENT OPPORTUNITY



CGI for illustrative purposes only.

Land off Ashby Lane

BITTESWELL, LUTTERWORTH, LEICESTERSHIRE

An excellent opportunity to acquire a building plot with full planning permission for the demolition of an existing outbuilding and the erection of an impressive detached self-build dwelling, with equally impressive Eco-credentials, situated on the edge of the highly regarded village of Bitteswell.

0.2 acre plot • Full planning permission for demolition of existing outbuilding and construction of a detached dwelling • Consent granted by Harborough District Council (Ref: 24/00507/FUL, dated 28 June 2024) • Self-build / custom build occupancy condition applies • Development to be commenced within 3 years of the decision date • Approved plans include block plan, floor plans, and elevations • Retention of existing trees and hedging to the frontage boundary • Provision for three off-road parking spaces required • The layout has been carefully considered to provide a high-quality family home with a strong emphasis on open-plan living and natural light

Accommodation

The approved scheme provides for a substantial and thoughtfully designed contemporary home extending to a generous footprint, with well-balanced accommodation ideally suited to modern family living and designed as a Passivhaus build. The plot enjoys a pleasant position along Ashby Lane, with retained frontage hedging and an attractive semi-rural outlook.

Planning permission was granted by Harborough District Council on 28th June 2024 (Ref: 24/00507/FUL), offering purchasers the rare chance to create a bespoke home in a sought-after Leicestershire village.

The approved dwelling has been designed to offer spacious and versatile accommodation, including:

- Impressive open-plan kitchen / dining / living space
- Five bedrooms, including a generous principal suite with dressing room and ensuite
- Three additional bath / shower rooms (including multiple ensembles)
- Separate utility room and plant room
- Study / fifth bedroom providing flexibility for home working
- Well-proportioned hallway and ancillary storage
- Designed as a Passivhaus build, a highly energy-efficient construction standard designed to keep buildings comfortable year-round with very little heating or cooling. It originated in Germany and is now widely used across the UK.
- Landscaping professionally designed by 'The Leicester Landscaping Company'

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Location

Bitteswell, located just a mile north of Lutterworth, boasts a rich community spirit and a range of local amenities that cater to both families and individuals alike. The village is home to two welcoming public houses, a village hall, and an outstanding primary school, making it an ideal setting for families. For leisure enthusiasts, the local cricket club and the picturesque St Mary's Church add to the village's appeal.

While Bitteswell offers a quaint village atmosphere, Lutterworth is just a short distance away, providing a wider selection of shops, including a Waitrose, as well as various restaurants, pubs, and hotels, including a traditional coaching inn. For those who commute, Bitteswell is perfectly positioned with easy access to the motorway network via junction 20 of the M1, and it is only six miles from the M6. Additionally, regular high-speed train services to London Euston from Rugby and to London St. Pancras International from Market Harborough, which take just under 50 minutes, make this location particularly attractive for professionals.

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.

The roof to the existing outbuilding has asbestos.



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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.

Total approximate gross internal area
209m² or 2250 ft²
Floorplan is for indicative purposes only.

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Proposed Development off Ashby Lane, Bitteswell



Not to Scale. Produced by The Plan Portal 2026
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