



Land To The Rear Of 18 Coopers Lane, Lutterworth, LE17 5LH

£1,250,000

A rare opportunity to purchase a plot of land with FULL PLANNING for the erection of NINE dwellings, totalling approximately 14246 sq/ft!

Situated in the highly desirable South Leicestershire village of Dunton Bassett, this development has a range of property types, including 2no. 2 bed bungalows, 5no 3 bed bungalows and 2no. 4 bed houses, each situated on good sized plots.

Planning

Planning has been granted by Harborough District Council and further details can be obtained by visiting the planning portal, using ref 25/00313/FUL.

House Types

2 x Two bedrooomed bungalows - 123 sqmts / 1323 sqft
5 x Three bedrooomed bungalows - 142 sqmts / 1528 sqft
2 x Four bedrooomed houses - 184 sqmts / 1980 sqft
Totals - 1324 sqmts / 14246 sqft

Offers

All offers should be submitted by e-mail to sam@carltonestates.co.uk, or by telephone to our office. Any purchaser will be expected to have funds / funding in place and be in a position to complete the purchase within six - eight weeks.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
- * FREE market appraisal
- * REALISTIC valuations based on local market knowledge
- * EXTENSIVE advertising for maximum exposure
- * COMPETITIVE fees
- * REGULAR client feedback
- * MORTGAGE advice available
- * NO sale no fee
- * ACCOMPANIED viewing's where necessary
- * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk

CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

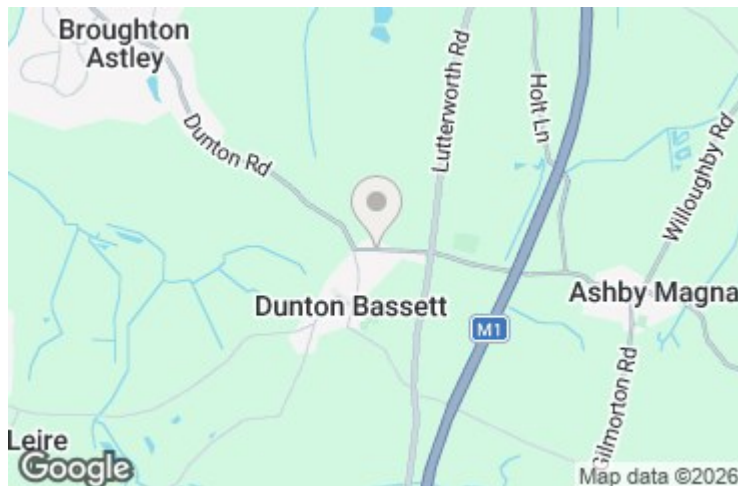
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

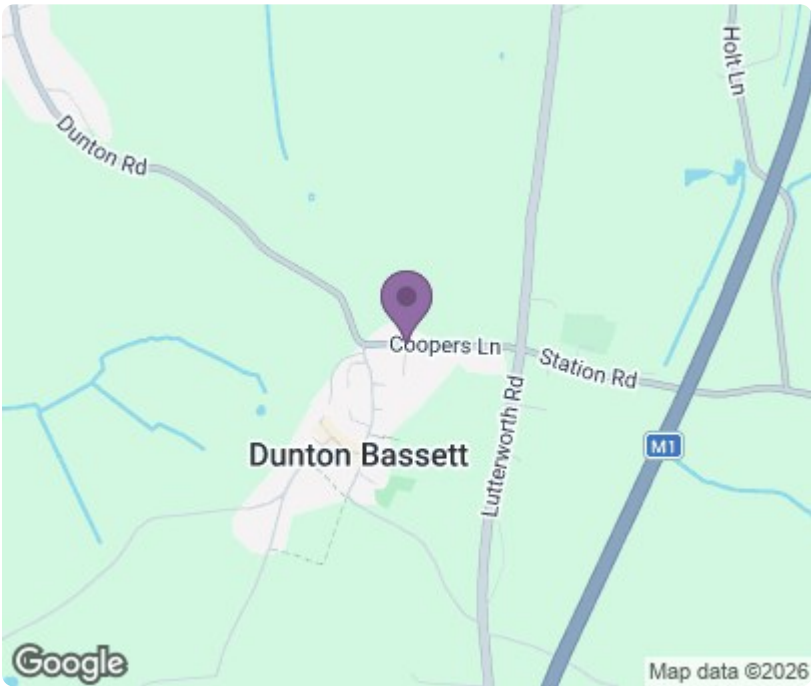
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		