



**Building Plot Adjacent To, 19 Green Lane,
Harby, Leicestershire, LE14 4BQ**

Guide Price £250,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Single Building Plot
- Plot In Region Of 6,450 Sq.Ft. (600 Sqm)
- Planning Granted For 4 Bed Detached Home
- Accommodation In Region Of 2,380 Sq.Ft.
- Planning Reference 24/01127/FUL
- Thoughtfully Designed
- Level South Facing Plot
- Open Aspect To Front
- Delightful Village Location

An interesting opportunity to purchase a single south facing building plot with sweeping views across the Vale of Belvoir, with planning permission granted for a stunning, individual, detached, versatile home thoughtfully designed by Swain Architecture who are well known for creating unique homes within the area. This property is no exception and provides a versatile level of accommodation over two floors which lies in the region of 2,380 sq.ft.

Full planning has been granted by Melton Borough Council in May 2026 with details available on Melton Borough Council's planning portal under Reference Number 24/01127/FUL. The usual conditions apply to the planning permission and we recommend that purchasers make their own inquiries with regards to services and utilities.

The proposal suggests an excellent layout comprising a spacious initial entrance hall with cloak room off, leading through into a well proportioned, open plan, living/dining kitchen with windows to three elevations and access out into the westerly facing garden. In addition a second reception provides a further versatile space together with a separate study and a useful utility space accessed off the kitchen. To the first floor there are four double bedrooms, all with ensuite facilities.

The property also benefits from an integral double garage and off road parking.

The site extends to approximately 600 sq.m. or 6,450 sq.ft. tucked away towards the end of Green Lane and affording an open aspect to the front. In addition the property has established boundaries and is a level site fronting the lane.

The property can be viewed from the lane but we would appreciate potential clients not entering the site without prior appointment.

HARBY

The village of Harby lies in the Vale of Belvoir and has amenities including a primary school, general store and garage, village hall and public house. Further facilities can be found in the nearby market towns of Bingham and Melton Mowbray and the village is convenient for travelling via the A52 and A46, Grantham railway station is approx half an hour's drive from where there are high speed trains to London King's Cross in just over an hour.

TENURE

Freehold

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>







Proposed Front Elevation / Street Elevation



Proposed Side Elevation / Entrance



Proposed Rear Elevation



Proposed Side Elevation

overhead services or confirm that none exist prior to work commencing on site.

CDM Regulations 2015:

Denotes a significant hazard or difficult to manage procedure. Please refer to 'Designer Risk Assessment' for further information regarding mitigation of hazards.

- CDM Regulations, require all projects to:
- Have workers with the correct skills, knowledge, training and experience.
 - Contractors providing appropriate supervision, instruction and information.
 - A written Construction Phase Plan.
- Swain Architecture are appointed as 'Designer' only, unless appointed by the client in writing to confirm Swain Architecture's role as 'Principal Designer'.

1:200 Scale Bar




DEVELOPED DESIGN



Client:
Project:
Drawing: Proposed Elevation Rev B
Number: 24.504.S03.03



Notes:
 Copyright retained in accordance with the copyright design and patents act 1988. Dimensions must not be scaled from this drawing. The contractor is to check and verify all building and site dimensions before work is commenced. The Contractor is to check and verify with all Statutory Authorities and Employer the local and condition of any underground or overhead services or confirm that none exist prior to work commencing on site.

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Rev	Description	Date

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 E: info@swainarchitecture.com
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 Mohan Business Centre, Tamworth
 Road, Long Eaton, Nottingham,
 NG10 1BE.

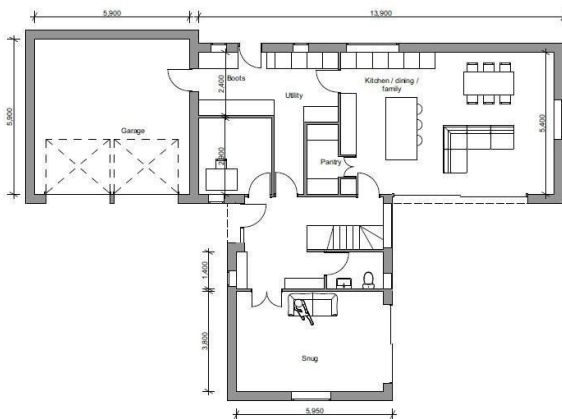
DEVELOPED DESIGN

Client:
 Project:
 Drawing: Site Plan Rev B
 Number: 24.504 S03.04

Date: November 2024

Paper Size: A3
 Drawn By: ER / BL

Scale: 1:200
 Checked By:




Proposed Ground Floor Plan Rev B

1:100 Scale Bar



Notes:
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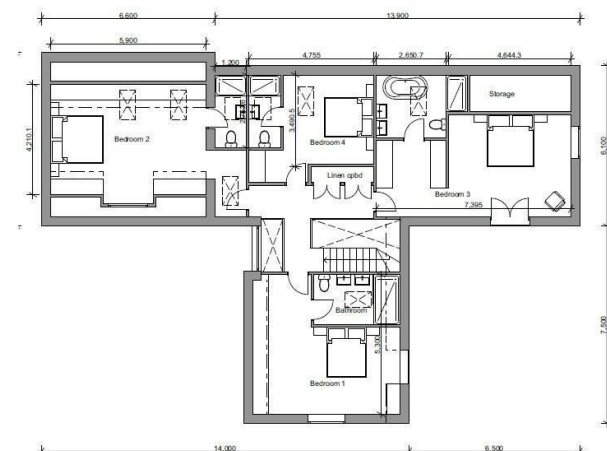
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DEVELOPED DESIGN	
Client:	
Project:	Drawing: Proposed Ground Floor Plan Rev B
Number:	24 504 503.01
Date:	November 2024
Paper Size:	A3
Scale:	1:100
Drawn By:	ER / BL
Checked By:	

Rev	Description	Date



Proposed First Floor Plan Rev B

1:100 Scale Bar



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Number:	24 504 503.02
Date:	November 2024
Paper Size:	A3
Scale:	1:100
Drawn By:	ER / BL
Checked By:	

Rev	Description	Date



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