

Rushes Lane, Market Harborough, LE16 9TN

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Property Description

For Sale by Public Auction.

A Rare Development Opportunity with Character, Generous Plot and Scope for Improvement

A charming two-bedroom terraced cottage occupying a substantial and unusually generous plot, offering excellent potential for redevelopment, extension or reconfiguration, subject to the necessary planning and other consents.

The property will appeal particularly to developers, investors and buyers looking for a project, with the extensive garden providing a significant amount of additional outside space and potential to explore alternative uses or an extension of the existing accommodation, subject to planning.

The cottage itself retains a wealth of attractive period features, including exposed beams and fireplaces, providing an excellent foundation for a sympathetic refurbishment combining its original character with a more contemporary specification. The existing accommodation could also lend itself to reconfiguration, subject to the relevant consents.

The current accommodation briefly comprises an entrance hallway, lounge, dining room, kitchen, pantry, useful storage rooms and downstairs WC. To the first floor are two bedrooms and a family bathroom.

Externally, the property benefits from a particularly large and established garden, well stocked with mature plants, trees and shrubs. The size and nature of the plot is a key feature of the property and provides considerable scope for those looking to maximise its potential.





Key Features

- For Sale by Public Auction
- Wednesday 18th November 2026 at 6pm
- Rare development and investment opportunity
- Substantial and generously sized plot
- Two-bedroom character terraced cottage
- Excellent scope for extension or reconfiguration (STPP)
- Wealth of original period features
- Ideal for developers, investors or owner-occupiers seeking a project
- Convenient existing accommodation over two floors

Auction Guide
£150,000

Auctioneers Note
Prospective purchasers are advised that signs of cracking have been observed within the property. These may be indicative of structural movement or settlement. Buyers are strongly encouraged to undertake their own due diligence and, if necessary, obtain independent professional advice or reports prior to bidding.

Auction Details
Sheldon Bosley Knight Land and Property Auction
Wednesday 18th November 2026 at 6:00pm
(doors open at 5:00pm)
Stratford-upon-Avon Town Hall, Sheep Street,
Stratford-upon-Avon, Warwickshire, CV37 6EF

Auction Terms
The property will unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor and are contained within the Auction Legal Pack. This pack is available to download to registered bidders. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

The sale of this property will take place on the stated date by way of a live, in-room auction and is being sold as Unconditional with a Fixed Fee. Some sellers may consider a pre-auction offer, and the Lot may be sold or withdrawn before the auction.

Binding contracts of sale will be exchanged at the point of sale.

Auction Deposit and Fees
The following deposits and non-refundable auctioneer's fee apply. These will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Premium of £1,500 inc. VAT
- Search pack of £336 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

Guide Price & Reserve Price
The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single-figure guide. (RICS Common Auction Conditions 4th Edition).

Plans
Plans shown are for identification purposes only.

Services
The auctioneer understands that mains water, drainage, gas and electricity are connected to the property, though these services have not been tested. Buyers are advised to make their own enquiries to confirm the connected services.

Directions
What Three Words: ///thus.mistress.tiredness

Tenure and Possession
The property and land are freehold. Vacant possession will be given upon completion which is normally 20 working days after the auction. Please refer to the Legal Pack for further details.

Bidder Registration and Auction Legal Pack
If you would like to register to bid, please head to the following link: passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/

You can opt to bid in person, online, by telephone or by proxy. You will also be able to download the Auction Legal Pack for the Lot you are interested in here:
auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk

The Auction Passport requires you to input the details of your solicitor. If you would like to use our own preferred solicitors, please let us know and I will arrange for a quote to be sent to you.

If this is the first time you have accessed Auction Passport, just press the green button on the left-hand side 'Click here to sign up for free' to create a new account.

Legal Documents & Additional Costs
It is essential bidders check the legal documents prior to bidding and take professional advice. Special Conditions of Sale can contain additional costs (that is costs over and above the price the lot is 'knocked down' at) and bidders are deemed to be aware of any additional costs prior to bidding.

Viewings
All viewings are by appointment only through the Auction Department







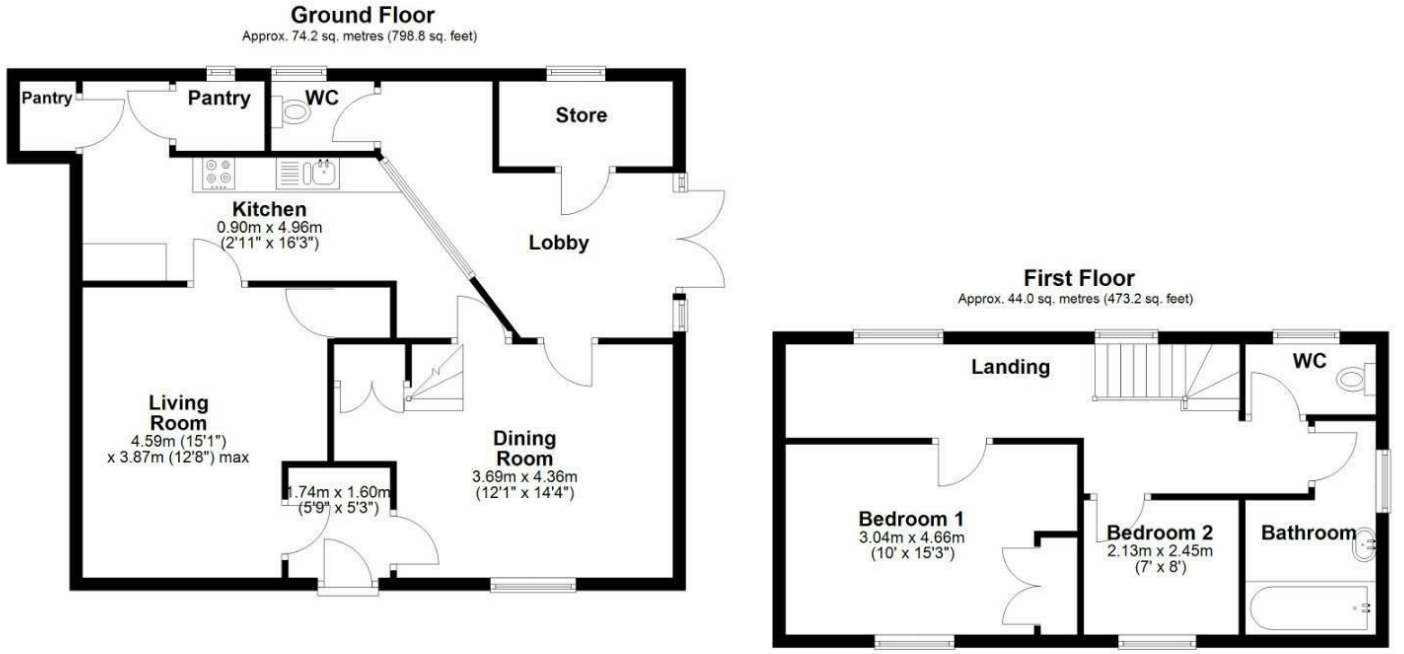








Floorplan



Total area: approx. 118.2 sq. metres (1272.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.





EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk

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The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

RICS

DISCLAIMER
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.